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Design and Access Statement for Demolition and Reconstruction of 4 Storey Flats Accommodation

at

26, St. John's Road, Buxton.

for:

Mr. and Mrs. R. Eker.

Design: The development consists of demolishing the existing very delapidated 4 storey building which has provided a variety of sub standard living accommodation over the past few years. (Only in the last few weeks has it been reported that a "squatter" has taken occupation of one of the old flats). Mr. and Mrs. Eker have decided to maintain the existing footprint of the property and provide modern, comfortable and safe accommodation by demolishing the existing structure and renewing it as near as possible to its original design. As the property lies within the conservation area it is essential that the character and design of the front elevation is retained as near as is practically possible to the original appearance. To this end it is proposed to carefully remove the stonework mullions, cills, heads, quoins, jambs etc, number them and reconstruct them into the proposed new building. It is also proposed not to replace the chimney stacks to the side elevation: the proposed heating to the property will be provided by more cost efficient methods and chimneys would be redundant. The new side and rear elevations have been redesigned and are a vast improvement on the existing ramshackle, haphazard, delapidated aspects. The new access and crossover will introduce a more efficient means of off street parking providing a minimum of 12 spaces for the 4 new flats. New windows will be provided to match the existing design (timber sash type) and all new stonework will match the existing. Existing landscaping is to be retained but will allow for the 12 new parking spaces. The roof will have slate finishes to match existing and the new dormer windows will have slate shingles..

Mr. & Mrs Eker acknowledge their obligations under the requirements of the DDA.

Access to Building

- A level approach will be provided from the boundary and carparking areas as per approved document M.

On-site car parking and setting down

- Car parking will be as detailed on the submitted drawing.

Hazards on access routes

- All outward openable windows, below 2.0m above ground level, will be fitted with restrictors in order that windows do not project more than 100mm from the face of the building,.

Accessible entrance

- The ground floor entrances will be provided as per approved document M consisting of a 900 clear opening width door with an adequate opening mechanism providing a max 20N opening force.

- The front entrance will be accessed from 1:21 ramps as detailed on the ground floor plan.