Extension to 11 Kirkstone Road, Buxton, Derbyshire, SK17 9LB



DESIGN & ACCESS STATEMENT
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AGArchitecture

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1. Introduction:

This Design and Access Statement (DAS) accompanies an application to build a single-storey front extension of 8.3 sq/m and a 6.6 sq/m side extension to an existing 84 sq/m (all figures GEA) house at 11 Kirkstone Road, Buxton, Derbyshire, SK17 9LB. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

Whilst it is not a statutory requirement for the application to be accompanied by a DAS, given that it is a 'Householder Extension' outside a 'Designated Area', this has been produced to help demonstrate the design rationale and process.

2. Brief:

The proposal is for a single-storey extension to the front and side of an existing dwelling. The front extension will create a new entrance lobby and enlarged living room allowing the kitchen to be extended across the rear of the property and the side extension will replace the existing timber structure to provide a slightly larger utility room.

3. Site Analysis

3.1 Context and Location: The existing dwelling is situated on a small plot of land within housing estate to the south eastern area of Buxton and is of a 1950s construction typology. The proposed front extension will affront Kirkstone road and the side extension is to be situated between the existing dwelling and the south east site boundary adjoining No. 13. The land between the two properties is currently occupied by a single storey timber porch with external access provided between this and the boundary to the rear garden. Please refer to Appendix A 'Site Photographs' and Appendix B 'Local Area Photographs' for more images and information.



Aerial site location photograph showing the wider Harpur Hill area, Buxton



Aerial view of the site showing the site boundary



Photograph of the existing dwelling (centre) from Kirkstone Road

3.2 Existing: The existing house is a 1950's style semi-detached property constructed of brick rendered with pebble-dash to all elevations with the exception of continuous brick plinth of approximately 300mm in height below the finished floor level. The hipped roof is finished with slate and windows are all white framed UPVC. The timber porch, to be replaced by the new side extension, is painted dark green and has a felt roof flashed into the side of the main dwelling.

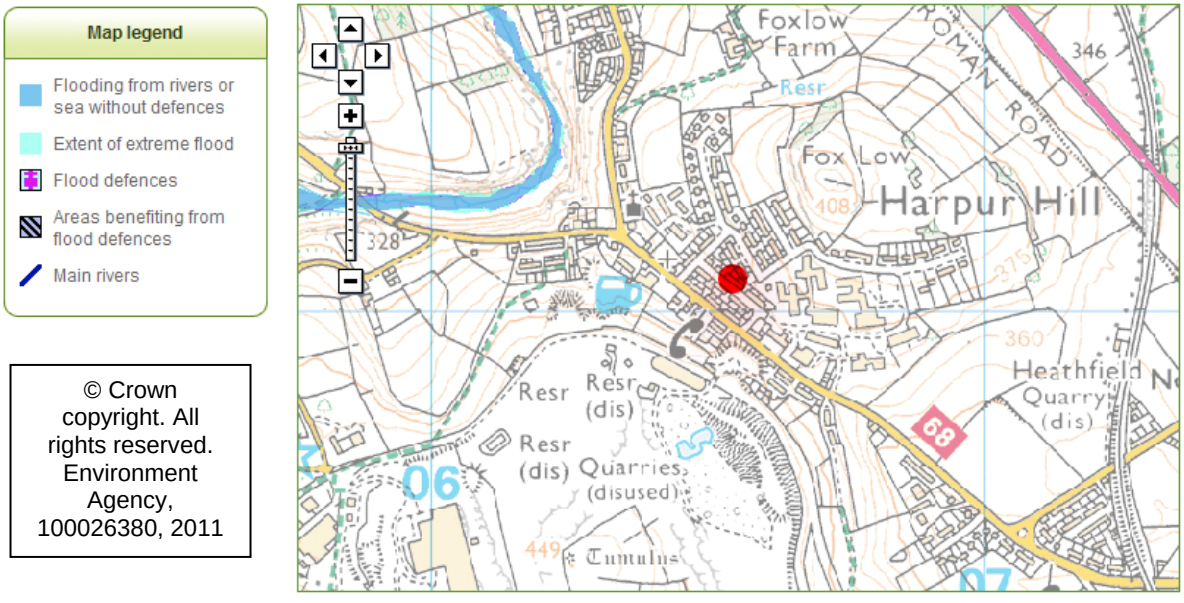
The front of the dwelling provides parking space for one vehicle with a small garden to the side. The garden to the rear of the property extends to the rear of the site with a small garden shed situated in the bottom corner.

3.3 The Site: Please refer to drawing P01-E001, E002, E003 and E004 for the site location plan, site plan, roof plan and floor plans of the existing dwelling, and drawings P01-E101 and E102, for contextual site elevations and sections, respectively.

3.4 Topography: Much of the surrounding housing estate is situated on moderate to severely sloping land. The site is situated approximately half way along Kirkstone Road sloping upwards relatively gently from the eastern to western side of the road. The existing dwelling sits atop a raised area of land sloping gradually from the bottom of the drive continuously to the rear boundary.

3.5 Flood Risk: The map below demonstrates that the site, which is indicated within the red shaded circle, is not in an area at risk of flooding. Measures will be taken to deal with any surface water run-off from the proposed extension with a system that will link up to the existing guttering system.

X: 406,558;Y: 371,022 at scale 1:10,000



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Trees and planting: There are no large trees within site or within the immediate vicinity of the area for the proposed extension that would be affected by the proposal.

Roads and Access: The site is accessed from Kirkstone Road. The house has a private driveway for parking and this is also the pedestrian route to the house which is to be retained.

4. Design Principles and Concepts

Guidance from Appendix 2 ‘Guidelines for The Design and Layout of Residential Development’ of the High Peak Local Plan has been taken into consideration, as far as possible, when designing the proposed extension. The principles set out, under ‘Domestic Extensions and Development’, have been observed in that it is subordinate to the main dwelling, it is designed in a ‘well designed’ manner and employs a palette of materials sympathetic to the character of the existing house and the local area (please refer to Appendix B).

4.1 Amount:

4.1.1 Existing: The area of the existing dwelling measures 45 sq/m at ground floor level (including the timber porch) with a further 39 sq/m at first floor level giving a total area of 84 sq/m (Gross External Area). The total site area, within which the existing dwelling resides, measures 195 sq/m. The detached timber shed to the rear of the site has an area of approximately 3 sq/m.

4.1.2 Proposed: The proposed site plan, plans, sections and elevations can be seen on drawings P01-P004, P005, P006, P103 & P104 respectively. The proposed front extension measures 8.3 sq/m and the side extension, replacing the existing timber porch, measures 6.6 sq/m. Figured external dimensions of the proposed extension, and how this relates to the existing dwelling, are given on the drawing P01-P006.

4.2 Layout:

The proposed front extension will provide a new entrance lobby and allow the existing living room to be extended. This will free up space to the rear of the property and allow the kitchen to occupy the width of the dwelling including dining space and a breakfast bar area. The side extension will provide an enlarged utility room and will be connected to the kitchen in the same manner as the existing timber porch. Circulation throughout the existing dwelling will remain largely the same.

4.3 Scale: The proposed front extension will occupy the entire width of the front of the dwelling (5.31m approx.) and will project forwards by 1.57m with an eaves height (to underside) of approximately 2.25m from the existing internal FFL. The top of the sloping roof will measure 3.2m from the existing internal FFL.

The side extension measures 3.49m in length and will project by 1.89m from the side of the existing property with an eaves and roof-top height to match the front extension.

Both extensions have been designed to be subordinate to the existing house and so it does not to visually detract from this and appear to imposing on neighbouring houses.

4.4 Landscape: As previously mentioned there are no trees within the immediate vicinity of either the proposed extensions.

4.5 Appearance & materials:
The external walls to the proposed front extension are to be of masonry cavity wall construction clad with stone-effect concrete blocks. The external walls to the side extension are to be of similar masonry construction finished with pebble-dash render to match the existing dwelling. Both new roofs are to be finished in slate to match the existing property. Window opening sizes to both the new extensions have been sized to be in harmony with the existing dwelling. All new windows are to be finished in white UPVC with double glazed units to match the existing.

These materials have been selected so that the new property would be sympathetic to the existing dwelling and surrounding buildings – as demonstrated from the attached photographs in Appendix B.

5. Access

5.1 Access to the transport network: Access to the proposed site will be as it is now, and will not be altered.

5.2 Access to the existing building will remain unchanged, however, were access takes place through the proposed extension level thresholds shall be provided throughout. New doorway widths formed have been sized to accommodate wheelchair circulation.

5.2 Car, cycling/walking provisions: As existing.

APPENDIX A – SITE PHOTOGRAPHS


ES01. FRONT OF EXISTING DWELLING


ES02. REAR OF EXISTING DWELLING


ES03. FRONT GARDEN


ES04. REAR GARDEN


ES05. TIMBER PORCH - TO BE REPLACED


ES06. REAR ACCESS BETWEEN PORCH AND NO. 13


ES07. SE SITE BOUNDARY - ALONG WALL & GARAGE TO NO. 13


ES08. REAR OF PROPERTY

APPENDIX B – LOCAL AREA PHOTOGRAPHS



EA01. SE VIEW ALONG KIRKSTONE RD (FROM ADJACENT NO. 11.)



EA02. NW VIEW OF K'STONE RD WITH SITE ACCESS (RHS)



EA03.VIEW OF NO. 17 - FEATURING STONE-EFFECT EXTENSION



EA04. VIEW OF NO. 20 - FEATURING BRICK & TIMBER EXTENSION



EA05. VIEW OF NO. 29 - FEATURING SIMILAR 2ST EXTENSION



EA06. VIEW OF NO'S 28 & 26 WITH STONE EFFECT EXTENSIONS



ES07.VIEW OF NO'S 4&2 FEATURING BRICK EXTENSIONS