A.J.S ARCHITECTURE



32 CARR ROAD, BUXTON, SK17 6WF
TEL: 01298 26062

DESIGN AND ACCESS STATEMENT: JULY 2012

BUILDING SITE TO THE REAR OF 3-11 HOGSHAW VILLAS ROAD, BUXTON

The site in question sits to the rear of 3-11 Hogshaw Villas, just off Lightwood Road in Buxton. The site has been owned by Mr Terry Peel (roofing contractor) since 1993 as builders / storage yard for the secure storage of material and plant relating to his business activities. Thus the site has registered brown field use and has done so for several decades.

The site is fed by a private lane that exits off Hogshaw Villas to allow access to this builders yard and a couple of garages to the rear of the adjacent properties. The site is 624 m2 of gently sloping land adjacent to a small brook that sits below a grassed banking leading up to the railway line above. The properties to Hogshaw back onto this site (separated by the access lane) to the east, in general however, to the north and west, the site faces grassed banking with some tree planting (these would appear to not be subject to preservation orders). To the south there is a small domestic garage, but the properties to Lightwood Road do not directly overlook the site (they face the gables to Hogshaw Villas). The access lane to the site offers good visibility as existing as you exit onto Hogshaw Villas both up and down the road (this is clearly indicated by the attached photographic record).

As a builders yard, this site is obviously relatively disruptive to the surrounding properties and during the course of the day there is considerable traffic movement to and from the site with commercial vehicles due to the nature of the business activities relating to the land. With this in mind, a proposed domestic use of the site becomes an attractive proposition for the neighbouring properties. The site itself also has much to offer for domestic use, despite the proximity to the railway line above. The rising grassed banking to the north and west, offers a natural landscaped break between the site and the railway line above, and the tree lined brook to the north offers a very attractive potential setting for a dwelling with the river line below. The position of overlooking windows to the east from the properties on Hogshaw Villas, does of course mean that the new dwellings have to be mainly 'inward' looking into the site, but with natural surroundings to the brook and the banking above, this presents little issue in terms of the outlook of the new dwellings.

All the properties to Hogshaw Villas and Lightwood Road in this area, are 3 storey with room in the roof situations at second floor. To respect this characteristic, but so

as not to dominate the existing dwellings, the proposals relate to two bungalows with room in the roof master bedrooms. This means that these dwellings can sit comfortably in their surroundings but also present no issues of over shadowing to the rear of the traditional dwellings.

The new dwellings are also to respect the existing properties through the use of natural materials and distinctive windows styles. The elevations to the front and rear will be coursed natural gritstone (tinted to darken the stone to match) – although the properties to the front are random stone, the new dwellings are never read against them and hence there is little need to match a random stone elevation. The gables will be rendered onto blockwork, which is again a characteristic of the road to the front. Windows will be white upvc double glazed units, (which is common of this road as the area is not within a conservation zone) with distinctive splayed toplights to respect the distinctive styles common on the street. The windows will also all have contrasting gritstone surrounds as is used throughout on Hogshaw Villas, to all elevations. Roof coverings are to be tiled to match the adjacent properties with timber barge and soffit boards painted black to match. Guttering will be in plastic painted black.

With regard to the site, All existing boundary fences, both timber and wire, will be removed to be replaced with 1200mm high stone walls as per the wall that sits to the west adjacent to the grassed banking. The parking and footpath areas will be gritstone paved with parking set into the site to allow for 3500mm radius curve off the lane and a 7000mm reversing depth to the wall opposite. To the boundary against the brook, a new retaining wall will be put in place adjacent to the dwelling, which will be finished in coursed gritstone to a height of approx 2000mm. In landscaping terms the site will of course require all existing surfaces to be removed (from site) and all garden areas will be turfed. Further tree planting will not be required, as the natural surroundings offer more than enough. In general all the trees to the side of the top dwelling will require trimming, but the intention is to retain them where possible. Roots should present no relative problem as the trees sit lower than the site. The access lane into the site will be made good where required and the intention is to re finish the lane with a bedded gravel finish if agreed with the surrounding neighbours as this lane is of course not adopted and private. As mentioned before, the exit off the lane onto Hogshaw offers good existing site lines and with regard to traffic movement, the proposal for two dwellings offer a significant reduction in daily vehicle flow from that of the existing builders yard.

The proposed change of use of this existing brown field site from a current builders yard into a domestic site for two bungalows is put forward as a positive change for the area that can be achieved with little disruption to the adjacent properties during construction and with and end result that should of course be far more preferable to the current use of the land. These dwellings are also positioned so as to not represent any issues with overlooking to their neighbours or each other, whilst at the same time offering good amenity/garden space and amble off road parking for the dwelling size. Existing bungalows are also few and far between in the town and these two dwellings offer accommodation that is often sought after.