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A.J.S ARCHITECTURE

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DESIGN AND ACCESS STATEMENT: SEPTEMBER 2012

28 DARWIN AVENUE, BUXTON
CREATION OF BASEMENT APARTMENT

The proposal relates to the sub division of the existing ground floor flat and basement at 28 Darwin Avenue to form a self contained basement apartment. The unit is to be a one bedroom unit with its own entrance off the existing internal lobby space that feeds the adjacent ground floor flat and the two apartments above.

Like many of the properties on Darwin Avenue, this dwelling is a traditional gritstone built town house that was split into self contained apartments many decades ago, (very few of the existing properties of this type still function under single ownership on either this street or the adjacent roads in this part of Buxton). The building is road facing with small yard space to the front and rear of the property. Parking to most of the properties on this road is on street with only some of the dwellings have private drive space. Despite this sufficient parking is maintained on the street, with spaces normally available within close proximity and as a worse case situation, town centre car parks are within easy walking distance – which are free after certain time restrictions.

The proposed sub division of the ground and basement spaces is very similar to a number of conversions that have taken place on both this road and the adjacent Grange Road, 5 basement conversions that have created self contained apartments were counted on this street alone. Conversion of this type is a popular means of creating a dwelling for obvious reasons as it involves little major structural works as these properties have large full depth cellars that lend themselves to domestic use. As many such properties have existing lightwells to the front and rear, the implication on existing elevations is also relatively minor – as is the case with this application.

The new apartment offers good size one bedroom accommodation that will appeal to a strong market for either rental or affordable first time buyer accommodation – something which is sought after in these difficult economic times. The creation of the new unit does of course mean a requirement for an additional parking space to be found on this road, but as has been mentioned above, this presents little impact on the street as spaces can in general be found even at busy times. The attached photographs were taken on a busy work day evening and 6 potential spaces could

be found on this street despite the fact that most people were probably at home at the time. The fact that further on road parking and town centre car parks can be found within very short walking distance is also a fact that should be considered, as is the fact that not all buyers of such properties have a car.

This application is put forward as sensitive use of existing domestic area within a building to create additional low cost housing within a town centre location. As such it represents a positive extension of the accommodation on offer within the area.