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DESIGN AND ACCESS STATEMENT THAT RELATES TO THE PROVISION OF A ONE BEDROOMED GRANNY FLAT IN A SINGLE STOREY GABLE ADDITION AT THORNYCROFT, TOM THORN, FAIRFIELD, BUXTON. SK17 7HP.

FOR MR W. KNIBB.

OCTOBER 2012

Proposed Single Storey Gable Addition to Thornycroft at Tom Thorn, Buxton, Derbyshire. SK17 7HP.

Existing Site.

Hazelcroft House and Thornycroft comprise a pair of two storey, two bed roomed, semi-detached houses built alongside the A6 at Tom Thorn just out side Buxton in the mid 1930's. They enjoy an Easterly front aspect in this a somewhat exposed location. Their construction is fairly substantial comprising largish, coursed grit stone to all elevations although the rear of Hazelcroft House has been rendered and dashed in recent years to afford it some protection from penetrating dampness caused by a combination of driving rain and high winds. Both dwellings have a hipped, blue slate roof, white U.P.V.C. windows and doors along with U.P.V.C. rainwater goods. The ground floor accommodation in Thornycroft consists of a hallway, front porch, front lounge, rear kitchen/dining room and a gable garage with two bedrooms, box room, bathroom and a landing above. Thornycroft occupies a relatively large plot of land that consists of some 520 square metres with its resultant adequate parking facilities.

Both of these semi-detached houses are served by mains water, electricity and gas all of which are situated in the land to the front of the dwelling and are readily accessible. The foul drainage from both properties discharges to a somewhat antiquainted, shared septic tank situated in the field at the rear. It is proposed that a Klargester BB BioDisc will be installed in accordance with the manufacturer's specification at the rear to treat the foul drainage from Thornycroft and the proposed addition. As far as is known all the surface water outlets discharge to adequate shacks in the limestone strata and it is proposed that the surface water from the proposed addition will be dealt with in a similar manner.

Thornycroft is occupied by a 79 year old gentleman who as lived on his own in this somewhat isolated house for over 50 years and who is far from being in the fullness of health. The thought behind the proposed addition is to provide him with more user friendly and appropriate accommodation that is all contained on one level with no staircase. His outdated semi is to be modernised and occupied by his son and his partner. Such an arrangement will permit this very private gentleman to retain his highly prized independence yet enable his close family to keep a watchful eye on him, to assist him with his daily living needs and to be readily available should he require any additional assistance from them.

Proposed Development

The proposed single storey gable addition will be built using materials to match those used on the existing dwelling with the exception of the walls to the gable and rear elevations. These will be constructed using solid concrete blocks that are rendered and dashed to match the rear elevation of the adjoining property at Hazelcroft. The reason for this is the unavailability of suitably sized second hand coursed grit stone and the extortionate cost involved in their construction using new stone. The accommodation will consist of a kitchen area, lounge, bedroom, bathroom and an entrance hall that has a level threshold access for wheelchair use.

The existing garage and lobby that are to be demolished to make way for the proposed purpose built single storey addition is a somewhat unsightly construction that is most probably beyond repair. It is built of a mixture of un-rendered concrete blocks, various timber cladding, un-glazed badly decayed timber windows and doors with a big six asbestos sheet roof. Its demolition and replacement with the proposed structure will greatly enhance the appearance of the dwelling and the plot as a whole. An additional bonus with this development will be the renovation of the existing tired looking sound family house.

The provision of purpose built accommodation for a dependant relative is to be commended. It enables them to remain living in an environment that they are familiar with which in turn greatly enhances their quality of life as well as relieving some of the pressure on the stretched Social Services provisions. The size of the new construction, which will occupy a floor area of around 33 square metres is very modest will not intrude upon the scale of the existing dwellings. In fact it is considered that it could enhance the appearance of the site as a whole by bringing about the demolition of the sadly neglected garage.

Marshall Design and Build

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