Design and Access Statement
2 Thornsett
Hardwick Mount.
Buxton.

Existing Dwelling.

2 Thornsett is one half of a 3 storey semi-detached townhouse which sits in a prominent and elevated position at the southern end of Hardwick Mount at the junction of Hardwick Square North and Hardwick Square East. Trinity Passage a public footpath runs to the east and provides access to the rear of the property.

The dwelling sits within the Hardwick Conservation Area and is typical of this location. Built around 1860 in coursed gritstone with dressed stone cill, windows, reveals, string course and slate pitched roofs. It has a 2 storey frontage with the third storey built within the roof space. At the front elevation it has a large 2 storey bay window. The dwelling benefits from tall floor to ceiling heights and well proportioned openings.

At the rear a 2 storey outrigger extension built in a combination of stone to the ground floor and brick to the first floor projects into a small rear yard. A modern single storey lean too extension has been built up against this in coursed stone.

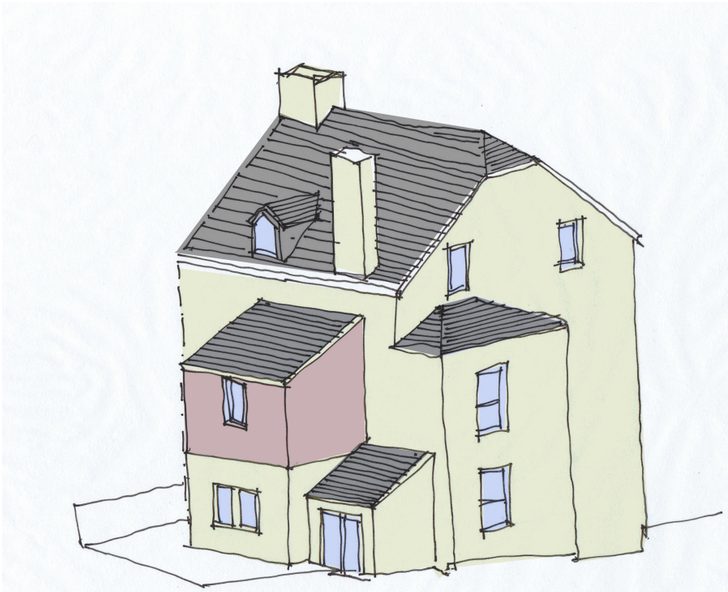
The Proposals.

The proposals involve the demolition of the single storey extension and reconfiguring the ground floor layout to provide a new kitchen at the rear of the dwelling and new sun room within the outrigger. This includes the insertion of new window openings within the existing envelope which will have dressed stone lintols, cills and reveals. A new 1.8m rear boundary wall to Trinity Passage will be built with a close boarded timber gate providing access to the yard. The proposals also include a new external stair from the yard down into the basement.

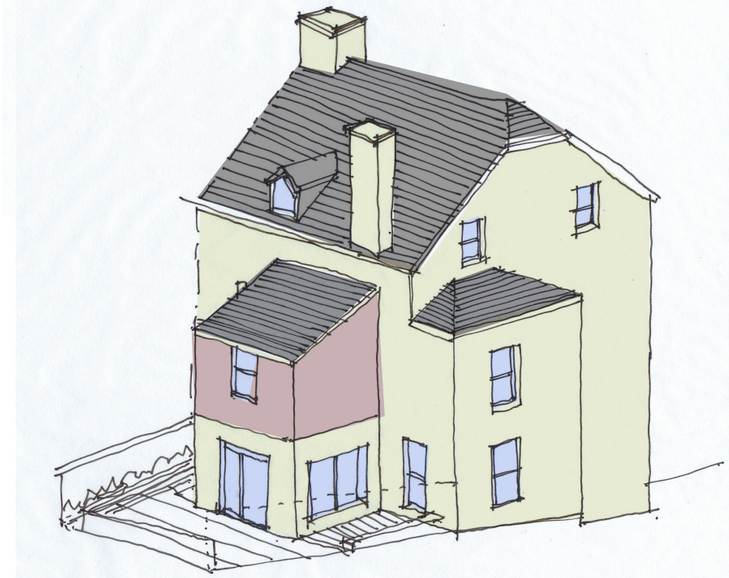
Conclusions.

By removing the modern lean too at the rear of the property the dwelling is taken back to it's original form bringing greater clarity. The new boundary wall to Trinity Walk presents a more attractive and robust boundary to this public right of way. Overall the scheme improves the character of the dwelling and enhances the contribution the dwelling makes to that of the conservation area.

Preliminary Sketches



Existing



Proposed

Poulter Architects ©

61 Low Leighton Road, New Mills, High Peak, SK22 4PJ
07792 116373
info@ poulterarchitects.co.uk
www.poulterarchitects.co.uk

Date	Rev	Revision / author/ checker

NOTES
The contractor is responsible for checking dimensions, tolerances and references. Verify any discrepancies with the architect before proceeding with the work.
Where an item is covered by drawings of different scales the larger scale drawing is to be worked to.
Do not scale from drawing. Figured dimensions to be worked to in all cases.

Purpose of Issue	Planning	**Drwg. no**	043/103	**Rev**	
Project	2 Thornsett	**Drawn**	JNBP	**Checked**	Checker
Drawing	Design and Access Statememnt	**Scale**	NTS @A3	**Date**	09/13/12

13/09/2012 14:32:46