Design and Access Statement

Proposed alterations to
33 Harris Road,
Buxton SK17 9JS



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1.0 Introduction

This Design and Access Statement sets out background information and a description of proposed changes to 33 Harris Road, Buxton and supports an application for planning permission to High Peak Borough Council.

This document should be read in conjunction with the following drawings:

065 01 LP *Location plan*
065 01 01 *Existing plans and elevations*
065 01 02 *Proposed plans and elevations*

2.0 Existing house

The existing property at 33 Harris Road is a semi-detached red brick dwelling at the end of a residential estate in the Harpur Hill area of Buxton. The dwelling comprises 3 bedrooms and a bathroom to the first floor and a kitchen/dining room and living room at ground floor level. There is an attached single storey outbuilding, currently used as a utility room to the rear of the property – this is believed to have been constructed at the same time as the original dwelling. A single garage has recently been demolished to the side/rear of the property – the concrete hardstanding to this former garage remains.

To date, no extensions or loft conversions have been undertaken to the property which remains largely in its original form except for internal modernisation.

The property has a reasonable size garden to the rear and currently overlooks livestock fields and the countryside beyond.

3.0 Proposed works

The applicants are seeking to provide a ground floor bedroom and level-access ensuite bathroom for an elderly member of the household whilst retaining adequate family living space and access to the rear garden. They also require a workshop for equipment and tools and a carport for a vehicle. The proposed single storey extension, which forms an L-shape around the existing house, accommodates these requirements whilst also seeking to minimise the visual impact on adjacent properties. The proposed extension covers the footprint of the former single garage (now demolished) and part of the footprint of the existing utility room. (The proposed extension projects 3m from the rear wall of the two-storey dwelling whereas the existing utility room projects 3.6m.)

The roof form of the proposed extension comprises a lean-to roof with a hip at the west corner. The roof materials to the extension will comprise plain tiles to match the colour and style of the existing roof. The extension walls will be red brick to match the existing dwelling.

A small roof terrace is proposed to a section of the extension above the new ground floor bedroom. This will be accessed via new patio doors which will replace the existing bedroom window at first floor level. The purpose of the roof terrace is to provide a sitting-out area which will benefit from the views of the countryside beyond.

The carport is proposed to have a polycarbonate roof and be supported on timber posts.

All new windows will be white-framed upvc and double glazed. The new ensuite bathroom will have obscured glass for privacy.

4.0 Photographs of existing property



Figure 1: View of property frontage and gable end from the hammer-head turning area at the end of Harris Road



Figure 2: Existing driveway access adjacent to gable elevation



Figure 3: View of front garden and shared path to numbers 33 and 35 Harris Road



Figure 4: View of existing single storey utility room to rear of property



Figure 5: View of rear of property, with existing single storey utility room in foreground.



Figure 6: Rear elevation of existing property