

Hawthorn Farm Cottage,
Fairfield Road,
Buxton,
SK17 7ED.

**Design and Access Statement in respect
To Planning Application ref:
HPK/2012/0611**

1. Hawthorn Farm Cottage is located to the rear of Hawthorn Farm Guest House and was originally part of the farm outbuildings. It is believed the property was converted to a two bedroom single storey dwelling in the 1970's. External walls are the original 450mm limestone rubble finished in lime wash, the conversion was achieved by providing an inner skin of 100mm blockwork, all under a pitched roof covered with Hardrow tiles. To the front of the dwelling is the original farmhouse together with other outbuildings which, have been converted to form guest accommodation. All these buildings are of similar construction to Hawthorn Farm Cottage and lie within the Fairfield Conservation Area. Other than described above, surrounding development is mixed and not within the Conservation Area, the boundary of which is the rear wall of Hawthorn Farm Cottage (the garden is not in the Conservation Area). The front elevation would remain unchanged and is approximately 60 metres from the highway. There are no other buildings within the curtilage of the property, the rear of which faces south. As shown on the site and location plans, the property is bounded on the south side by Hawthorn Lodge, a recent four bedroom new build of tumbled artificial limestone under a blue Marley Landmark roof. There are no windows on the north side of Hawthorn Lodge and thus windows on the proposed dormer conversion would not overlook any adjacent habitable rooms. To the west is another recent new build, The Rennix, which is of similar construction to Hawthorn Lodge, there are no windows in the proposed conversion that would overlook this property. To the east are the rear gardens and houses to Dakin Avenue, originally Local Authority housing built of a mixture of red and brown brickwork with blue slate roofing, again there would be no windows in the proposal that directly overlook Dakin Avenue. None of the properties mentioned on these three sides are within the Conservation Area.
2. The proposal is to provide first floor bedroom and bathroom accommodation by constructing a flat roof dormer extension. This would be of Eco friendly timber frame construction, clad with cement based boarding rendered white to blend with existing walls, the flat roof would be finished in brown mineral felt. All proposed window frames would be of painted timber to match the original ground floor. As stated previously, the front of the property is some distance from the highway and this elevation is unaffected by the proposal, whilst the surrounding street scene is a mix of construction materials. There are no proposed changes or additions to existing hard standings or driveways.
3. As explained in paragraph 1, there are no windows in the proposal directly overlook habitable rooms of neighbouring properties, therefore their amenity would be unaffected.
4. Access to the dwelling is by front and rear entrance doors. The proposed development is confined to first floor only and there is no planned change to these arrangements.

