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A.J.S ARCHITECTURE



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## DESIGN AND ACCESS STATEMENT: DECEMBER 2012

# 52 WEST ROAD, BUXTON
# CREATION OF APARTMENT 1A

The proposal relates to the sub division of the existing ground floor flat and basement at 52 WEST ROAD to form a self contained basement apartment. The unit is to be a one bedroom unit with its own entrance to the rear yard area of the existing dwelling.

Like many of the properties on West Road, 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 a larger yard to the rear. On street parking is not available to the road frontage, but these properties benefit from an access lane to the rear which provides parking and access to a courtyard to the rear with the availability of a further parking space. 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 nearby streets in the upper Buxton area. 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 good size cellars that lend themselves to domestic use. As many such properties have existing lightwells to the front, 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 the lower end of a strong rental market – providing low cost social housing as does the rest of the building. The creation of the new unit does of course mean a requirement for an additional parking space to be found, but as has been mentioned, this can easily be provided within the rear yard area which is already gated from the rear access lane. 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 tenants 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.