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BOROUGH COUNCIL

PROPOSED HOUSE ADJACENT TO 107/111 GREEN LANE, BUXTON

DESIGN AND ACCESS STATEMENT

12 March 2013

Number 107/111 Green Lane, Buxton is a large detached house. It was built as a row of three cottages, but has been converted into a single dwelling. The spaces between the former single-storey offshoot kitchens have been filled in with single storey extensions giving a rectangular footprint but an off-centre ridge to the roof. The roof has been recovered in a consistent flat concrete tile. The walls are rendered and painted white. A porch has been added to the front elevation. The windows have been replaced with modern pvcU frames, within the original openings. New windows in the rear extensions and the porch are in keeping with the original both in term of size and glazing bars. The eaves and verges are simple boards, typical of this type of cottage.

The house is set in a large garden. Immediately to the rear is a retaining wall, which would probably have represented the rear boundary to the original properties. The present rear garden extends up to a common boundary with the Grinlow Country Park. The house has a wide drive from Green Lane, leading to a detached garage and ample parking and turning space. Alongside the drive, to the west of the house, is an area of paved ground, which is substantially level and currently used for vehicle parking. It is this area that is now proposed as a site for a single detached house.

There are trees, saplings and bushes on within the curtilage of 107/111 Green Lane. However, there are no mature trees close to the proposed site. Most of the planting is recent and consists of small conifer trees and bushes, with a few deciduous trees.

The proposed house has been designed to echo the existing house with materials and detailing chosen to match. There is also a need to match surrounding properties in size and value, and so a single detached house is proposed rather than a pair of semi-detached houses.

The house will fully comply with Part M of the Building Regulations. The route from the allocated car parking spaces to the front door is substantially level. The threshold will be level, and all of the facilities required by Part M will be available on the entrance floor.