Design & Access Statement

Project: Proposed Alterations & Extension

8, Clifton Road
Buxton
Derbyshire

Client:
Mr D. Trotter
Date:
March' 2013

Ryan Evans design

Introduction

8 Clifton Road, Buxton is situated in the Buxton conservation area. The building is a two storey, 3 bedroom, semidetached dwelling which is one of a number of post war dwellings upon Clifton Road and the immediate surrounding area.

The house is of traditional post war materials and detailing, the wars are a built from a natural coursed stone to the lower storey of the house, with a light coloured render finish the first, the roof is hardrow tiles with over hanging eaves and exposed rafter details. Windows and doors to the property are a later replacement of white upvc to all. There is a Natural stone built entrance porch to the front elevation of the property which has been added at a later date and also a flat roof extension to the rear of the dwelling. To the side of the property building works are ongoing to create an adjoin garage to the property, this development was approved in 2008, HPK/2008/0423 and id constructed from natural stone to match the existing house.

The purpose of this application is to gain consent, to enhance the current property by rebuilding the front porch, demolishing / replacing the dated rear single storey extension and adding a first floor extension over the existing garage adjoining the property. All the proposals have been designed to meet the family's needs and add to the character of the property.

Use
What will The building be used for?

- The building is currently used as a 3 bedroom family house set within a residential area. The proposed use will remain the same

Need
Why is the space required

- The ground floor internal space is needed to create a larger open kitchen/ dining area. A utility area is also to be integrated updating this property to current living standards.

- The applicant family is in need of more bedroom space for their younger son as he gets older. Through the design stage of this project, various avenues for development have been addressed including investigation into the conversion of the existing loft space, but due to the limited space and building regulations, this option wasn't achievable. Building over the garage was the preferred option as it doesn't impact upon any neighboring buildings and could be built on the existing garage foundations.

Amount
How much will be built on the site?

- Footprint of existing house 83 m2
- Internal Area of existing house 135m2
- Footprint of proposed house 158 m2
- Construction in the form of rebuild (Porch) 4m2
- New construction in the form of extension (rear extention) 6m2

Landscape
How open spaces will be enhanced?

- The building is in a standard street setting within a residential surrounding. The proposed works will have no adverse effect upon the current landscape. No trees or hedges will be affected by the proposed works

Appearance
What will the building look like?

- The existing buildings will be refurbished and Extended using traditional materials and methods to reflect the existing vernacular.

- Windows / Doors will be constructed of timber or UPVC to match or enhance the existing.

- The Front Porch is to be taken down and rebuilt from the same materials due to structural instability, the ground floor dormer window is to be removed and replaced with a flat window infill between the porch and the existing garage linked via a small canopy, this with help unify the buildings elevation as identified below.





- As illustrated on the previous page the first storey extension has been designed to reflect the existing detail of the main house including the overhanging eaves detail. The ridge height is lower than the existing to identify the development as an extension to the building.



- The first floor extension will be built over the lower existing garage footprint . The rear extension consists of a number of roof lights, with a large window and double door. This will allow natural light to penetrate into the building, therefore cutting the use of artificial light throughout the day reducing the overall energy performance of the existing building.

Layout

How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site

