HPK/2013/0237
HIGH PEAK
13 MAY 2013

NO. 57 GREEN LANE, BUXTON SK17 9DL

Proposed change of use of garage to ancillary accommodation, new two storey extension comprising of garage and master bedroom at first floor, external internal staircase, conversion of attic space to playroom together with general alterations.

PLANNING DESIGN AND ACCESS STATEMENT

Background Information

My client's mother, Mrs Joan Evelyn Marsden, passed away on 23rd March 2013 and the Marsden family decided that their father, Mr Alan Marsden, who has dementia, needs care facilities.

Mr & Mrs James Marsden have offered ancillary accommodation through the conversion of their existing two storey garage block to provide close facilities. Mr Marsden Snr will have meals provided and share these with the whole family but will have his own space which has been linked by a staircase at the rear. This arrangement releases a large four bedroom house for a family in Buxton.

Design Statement

An existing traditional three bedroomed family house situated in Green Lane, Buxton. Built of facing brick plinth course with pebble dash render typical of the dwellings in the area. The roofs are a mixture of clay tiles and Hardrow concrete slates.

The design of the two storey garage block on the front northern elevation has the same pebble dash render finish above a plinth of matching facing bricks. The roof will be covered in the Hardrow concrete slates to match the existing two storey garage that will be the ancillary accommodation. The garage door will be vertical cedar boarded. It is proposed to replace the existing white UPVC main front entrance door and glazed side panels with natural oak vertical boarded door with oak frames with glazing. The new oak door to the lobby and utility room will also be oak together with a tiled covered pitched roof over.

The ancillary accommodation will have a new side external extension for an internal staircase linking the two floors for easy access without using the main house.

This proposed ancillary accommodation can be conditioned in the planning consent as it cannot be separately sold. I understand that this dwelling also has a covenant from the Chatsworth Estate that precludes the splitting of these units. Mr & Mrs James Marsden are happy with this condition and covenant.

With the proposed works, the family loses a play room for their children, so it is proposed that the attic space is converted together with a staircase for safer access.

Access Statement

The main access doors built of UPVC are being replaced with natural oak doors and frames and these will be a minimum width of 925mm. The new side staircase can be described as ambulant together with the staircase to the attic area.

Neighbour Consultation

The immediate neighbour at No. 55 has been consulted regarding the proposals and a letter of support is attached.

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ps. letter to follow