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HIGH PEAK
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DESIGN AND ACCESS STATEMENT

With regards to 3 St Peters Road, Fairfield, Buxton.

This planning application / listed building application relates to the following :-

1) Change of use of the existing house to two dwellings.

2) Demolition / removal of non-original 3no front porches, single storey kitchen area (previous extension) and dilapidated raised viewing platform.

3) Alterations and improvements to the property.

Design

This existing house was originally two dwellings, it was changed to one dwelling around 1972.

The external walls are natural stone, no alterations are proposed, except cleaning stonework and making good pointing on the rear wall at the position of the previous conservatory / porch and the kitchen which is to be demolished, also on the front wall following removal of the 3no porches. It is also intended to form an external doorway in one window opening on the rear elevation. The existing rear doorway is to have the lintel lifted to increase its height. A new natural stone lintel will be provided over the glazed panel door / glazed entrance frame on the front elevation, if necessary following removal of the existing surface finish (following the removal of the porch in this area).

The roof is non-original concrete slates. These are to be stripped and then re-layed on the roof area above the existing storeroom. This is necessary as structural remedial work is required to the existing roof purlins and a breathable underlay is required below the slates (to comply with Building Regulations). It is intended to install 2no conservation roof lights and a patent flue pipe (colour black) on the rear roof area, at the time of re-laying the slates.

The existing window frames are non-original painted timber casement windows. These are to be replaced with painted timber casement windows. The design of which will be more traditional, including a thin (22mm) centre glazing bar. The windows to have slim double glazed units, by specialist. The bedroom windows will have escape opening lights to comply with Building Regulations.

The existing external doors are non-original painted timber glazed panel doors. These are to be replaced. Two of the front doors will be oak boarded doors, the third front door detail will be double doors, each with a full glazed panel. The doors and glazed entrance frame will be in oak.
On the rear elevation, one door will be timber boarded with paint finish the other door detail will be double doors, each with full glazed panel, they will be timber with paint finish

A new 1.20m high natural stone wall in the front and rear garden area will be constructed to form a boundary wall.

3no front porches on the front elevation are to be demolished. These are modern additions and the design of these are completely out of character with the original listed building.

A single storey kitchen area on the rear elevation is to be demolished. This is a previous extension and is non-original. The demolition / removal will much improve the appearance of the rear elevation. It will also mean that an original window on the original rear elevation, will once again be on view.

The raised viewing area in the front garden is to be demolished. This structure is in a seriously dilapidated and dangerous condition. This structure is not an original feature of the property,

The proposed change of use will have no detrimental impact on existing neighbours, privacy and amenity will not be affected.

Access

Access to the proposed two bedroom dwelling to the East of the property will be via an existing pedestrian gateway in the existing stone boundary wall. Access into the dwelling will be via the existing front external doorway.
Parking for this property will be on-street. St Peter's Road has no parking restrictions and there is adequate on-street parking available.

Access to the proposed two bedroom dwelling to the West of the property is via an existing vehicular / pedestrian access. This is a gated access in the stone boundary wall to the West of the site. Access into the dwelling will be via the existing front external doorway.
There are two existing parking spaces at this access both of these are to be used with this dwelling.

The property is close to a bus stop on a main bus route, it is in easy walking distance of the railway station and shops at the town centre.