OLDFIELD DESIGN
PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 1304c
Date: 24 September 2013

High Peak Borough Council
Development Control
Town Hall
Market Place
Buxton
SK17 6EL

Proposed Loft Conversion including installation ofo 2no. rooflights at 11 Wye House, Buxton for Mr J. Davey

DESIGN AND ACCESS STATEMENT

Existing Property

The application site is located on the north-west side of Corbar Road on the northern edge of the town of Buxton. It sits on a south-east facing hillside, overlooking the town to the south. The site is within a residential area of the town, with other dwelling situated to the west, east and south of the site. Directly to the north is an area of woodland, and beyond this, agricultural land used for the grazing of livestock.

The building to which the application relates is a two storey town-house sitting in the middle of a block of 9no. These were constructed within the grounds of Wye House itself as part of the redevelopment of the site approximately 10years ago. The property is constructed from Ashlar Block at ground floor level and coursed gritstone at first floor level. The windows and doors are constructed from timber with a white painted finish. The roof is covered with blue slate and both elevations have a pitched gable dormers in the the roof slope, the largest being on the front (south-west elevation) with a smaller version on the rear which contains an oval shaped window.

The application site is bound by beech hedges and timber fences to the front which surround a small paved patio and a grassed lawn. To the rear of the property is a shared courtyard. Access to the property is made at the rear through the courtyard access by a flight of steps from the lower parking area and access drive which leads onto Corbar Road. There are trees within the site, but none are close to the dwelling and the proposed loft conversion will have no effect on any of these trees.

Additional Information

The site is not within a conservation area.
The property does not carry Listed status.
An application (HPK/2002/0898) for the construction of the property was approved in 2003. We are not aware of any alterations to the dwelling since it was constructed.

Oldfield Design Ltd, Holme Bank Studio, Holme Lane, Bakewell, Derbyshire, DE45 1GF
Tel: 01629 813301 Fax: 01629 815353 Email: joe@oldfielddesign.com www.oldfielddesign.com

Proposed Development

The Proposal

The proposal is for the creation of a third bedroom in the property by converting the existing loft space. This does not in itself require planning consent, as the alterations are internal only. However, the applicant would also like to install 2no. rooflights on the rear (north-east facing) roof slope to allow natural light and ventilation into the new bedroom. We believe that the rooflights may require planning consent as they were not shown on the drawings submitted and approved when the dwelling was constructed.

Background

Mr Davey owns and lives at 11 Wye House with his two daughters. The property currently has two bedrooms which means his daughters have to share a bedroom. This has worked whilst his daughters were young, but as they grow older they increasingly need more space of their own, and more privacy from one another. The bedroom that they currently share is 2.8m x 3.6m (approximately 9ft x 12ft) and is not particularly large, certainly not when two people are sharing it. My Davey has tried to sell the property and move to a bigger house, but due to problems with the management of the 'Wye House' site, the 8no. other dwellings in his block are all empty and this appears to be putting off potential buyers and so he has had to consider other solutions to get the space he requires for his daughters. He therefore seeks to convert the loft space in the property to an additional bedroom.

Design Considerations

As indicated above, the proposal is for the conversion of the existing loft space within the dwelling. The alterations to the property would be entirely internal, and as the property is not listed, these do not require planning consent. We understand that the bedroom could be created with no windows or rooflights, but, understandably, Mr Davey would much prefer to have some natural light and ventilation into the bedroom, not least because loft conversions can become very warm in summer, and so would like to install 2no. rooflights on the north-east facing roofslope. We understand that as these would be external alterations, these may require planning permission and so we submit this application to approve these.

The rooflights it is proposed to install are Velux rooflights measuring 550mm wide and 980mm high. These will be positioned towards the top of the roof slope to make them practical in relation to the internal floor levels. The rooflights will be fitted so as to have a low profile in the roof slope. Due to the form of this block of dwellings, the remainder of the block provides some screening of this roof slope from view. Public vantage points of the property are limited, and those that exist are from a lower level which results in the rooflights being barely visible. The extensive tree cover on the site also provides further visual screening.

Impact on Neighbouring Dwellings/Buildings

The nearest neighbouring properties are the other dwellings within this block of houses. The internal works will have no effect on these neighbouring dwellings. The only external alteration will be the installation of 2no. rooflights. Whilst it will be possible to look out of these windows,

their position on the roof in relation to the eaves of the dwelling mean that no issues of loss of privacy will be created by the installation of these rooflights.

Access Arrangements

Due to the topography of the site, level access does not currently exist and as the alterations to the dwelling apply only to the roof space, this will not be changed as part of this work.

Flood Risk Assessment

The property does not lie within a designated flood risk zone and therefore we believe a flood risk assessment is not necessary.

Landscaping Details

The landscaping of the site will not be changed under this proposal.

Further Information

Please refer to the following Oldfield Design Ltd drawings when reading this statement:-

a) Dwg No. 1304-04A	Existing Plans, Sections and Elevation
b) Dwg No. 1304-05A	Proposed Plans, Sections and Elevation
c) Dwg No. 1304-06	Existing and Proposed Site Block and Roof Plans
d)	Site Location Plan (1:1250)