HPK/2013/0561

HIGH PEAK
11 OCT 2013
BOROUGH COUNCIL

30 SEPTEMBER 2013

PROPOSED HOUSE, FOR A DEPENDENT RELATIVE, ADJACENT TO 75, CORBAR ROAD, BUXTON.

DESIGN AND ACCESS STATEMENT

Number 75, Corbar Road is a semi-detached Victorian house. It is set in a large plot on the edge of the built-up area. To the north and east are open fields; to the west is Wye House and to the south the rear of Corbar Road houses. Access is from Corbar Road along a private road, which is owned jointly with number 77. The site is steep, with the house floor level nearly 3 metres above the private road level. Number 75 has a recent rear kitchen extension and side porch extension. There are four bedrooms. There is a single detached garage at road level. It is in poor condition. Car turning is currently on the shared private road. The existing materials consist of render above natural grit, with brick quoins and brick detailing to some windows.

Number 75 is occupied by a single family. The applicant's father has a long-term illness and wishes to be closer to his family while retaining a degree of independence. The applicant is prepared to sign an agreement linking the new building to the existing property to avoid the possibility of separate sale or occupation.

The design is a resubmission of a rejected application. The reasons for rejection have been taken into account, together with officer comments at a site meeting.

The proposal is for a new dwelling on the site of the existing garage, adjoining parking space and land behind. The ground floor has a garage with two parking spaces, utility room and store room. Stairs give access to the main floor. This is level with the garden and house, with a shared patio linking the two. The accommodation comprises living room, two bedrooms and bathroom. The occupant will rely on his family in the existing house for all meals.

The design echoes the existing dwelling, with rendered walls above natural stone. The design incorporates brick quoins and brick window details. The half-hipped roof will be covered with blue slate. The ceilings to the main rooms will be vaulted with some additional light provided by roof lights. Windows will be side-hung casements designed to meet the requirements of Part B of the Building Regulations.

The building will be positioned 2 metres from a low retaining wall along the boundary with Wye House. There are several trees on the Wye House side of the boundary, with their roots contained by the retaining wall.

Trial holes have been dug, approximately 2 metres away from the retaining wall and on the line of the rear wall of the proposed building. These trial holes indicate firm building ground. A structural engineer will be employed to oversee the work close to the retaining wall. Similarly, an arboriculturist will be employed to give advice on avoiding damage to the trees.

The building has been designed to meet the requirements of Part M of the Building Regulations. Because of the levels on the site a stepped approach has been chosen. The steps are shallower than required by Part M. This reflects the owner's need to negotiate the steps with a pram. The internal layout complies with Part M.