1623da1 20 December 2013

DEVELOPMENT of LAND

REAR of NEWSTEAD HOUSE, 108 St. JOHN'S ROAD, BUXTON

DESIGN and ACCESS STATEMENT

The site is an area of domestic garden approximately 0.09 Ha.in area. It is located to the northern end of the garden to the rear of the dwelling which is all in the ownership of the applicant. The northern end of the site is overgrown with brambles and self setting shrubs and fronts onto Otterhole Close. The two trees on the west boundary have TPO's and these will be retained. A Copper Beech on the east boundary has a TPO and this will be retained. Only two existing trees on the east boundary will be removed.

A hedge made up of differing species forms the west boundary. A low stone wall forms the north boundary. A tall timber vertically boarded fence forms the east boundary. All these existing boundaries will be retained as part of the development. The area to the west of the site is an overgrown domestic garden with an unoccupied static mobile home.

Otterhole Close forms part of a recent substantial residential development. The development is made up of differing designs of properties with a mixture of 2 and 2½ storey dwellings all constructed using natural stone walls with fibre cement roof tiles.

The proposal is to develop the northern end of the existing garden and form two residential dwellings. The building to the southern end of the site will be 2½ storey, L-shaped in design and will consist of an integral double garage and living accommodation at ground floor, three bedrooms at first floor and a bedroom and games room within the roof space. It is proposed that the applicant will occupy this building when complete. The building to the northern end of the site will also be a 2½ storey dwelling with living accommodation at ground floor and two bedrooms each on the first floor and within the roof space. The external appearance and materials of both the proposed buildings reflect those of the existing buildings on the surrounding development.

The properties will be energy efficient with high levels of insulation, high efficiency boiler, large south facing openings and roof windows to maximise natural light, low energy light fittings, low flush toilets and restricted water consumption.

Access for both properties will be formed in the north east corner of the site. The existing 'dropped kerb' on Otterhole Close will be utilised and does not require alteration. Existing sight lines will be maintained. The new driveway will be formed with a macadam finish.

The layouts and locations of both properties are so designed that the amenities of the existing properties on the adjacent sites to the east are not compromised.