

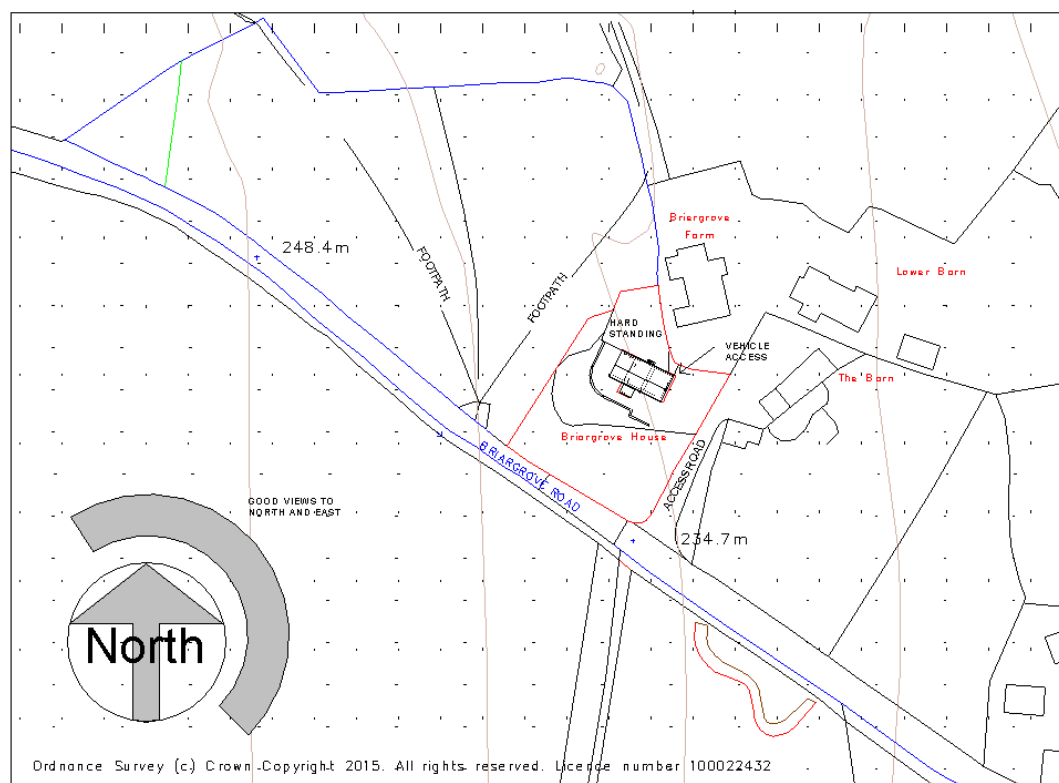
# DESIGN & ACCESS STATEMENT

Proposed garage and side extension

Briargrove House, Briargrove Rd, High Peak, Derbyshire, SK22 1AY

## 1. EXISTING SITE AND HISTORY

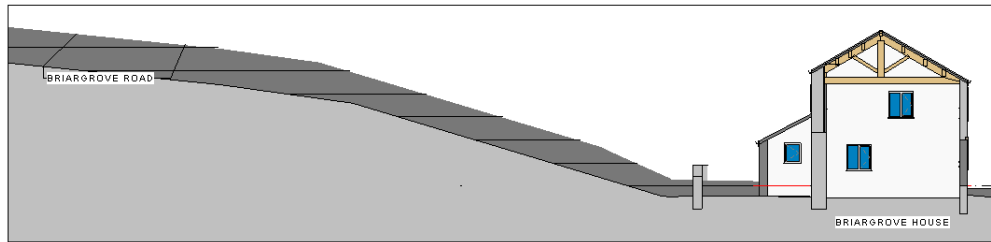
Briargrove House is a Derbyshire gritstone property built on the site of some old farm buildings for Briargrove Farm. The building and approximately 2 acres of land were separated from Briargrove Farm in 1995. Briargrove House stands in its own grounds and as it is higher than Briargrove Farm and there is a large hedge between the two properties, they are now well separated.



**Figure 1 - Existing Location**

Vehicle access is along the north side of the property from a shared access road to Briargrove Farm and the other properties in the group. There is presently a large tarmac parking and turning area to the north.

Briargrove House is built into the hillside and as such is somewhat sheltered from the prevailing south-westerly winds, and is significantly lower than Briargrove Road. It is mostly hidden from the road by the hill and gardens but has good views predominantly to the north and east. To take advantage of the views the existing property is arranged with living accommodation on the first floor.



**Figure 2 - Existing section showing Briargrove Road and the hill**

In 1948, the original buildings on the site covered a significantly larger area, and were 'L'shaped. The two plans are overlaid in Drawing 391-01.



**Figure 3 - 1948 Map**

The existing property has fairly low eaves and plain gables.



**Figure 4 - Existing north facade (rear)**



**Figure 5 - Existing west facade**



**Figure 6 - Existing east elevation**

## **2. DESIGN PRINCIPLES**

The applicant wishes to add a garage and also extend the house, as although it is in a large site, it has limited accommodation. Rather than create a detached garage which would be much more visible on the landscape, the extension has been designed to incorporate the garage and restore the original 'L' shape of the building at approximately the same size as it was in 1948.

The garage extension is proposed at the west end of the building to avoid crowding the other properties at Briargrove Farm, and is tucked into the hillside in a style which is typical of the area, minimises the visual impact, and provides direct access from the garden to the first floor of the property.

The Planning Department policies are considered by using the following principles:-

Amount: The proposed extension restores the property to approximately the same area as it was in 1948.

Layout: The extension is located in the large garden, mostly over existing areas of hard standing. Careful design enhances the north side of the property with a farm courtyard effect.

Scale: The extension is in keeping with adjacent properties in terms of scale and positioning. The eaves height of the gable extension will be set lower than the existing property and the eaves of the garage extension will be significantly lower again. Much of the proposed west elevation will be below the ground level.

Landscaping: The property will have largely grassed slopes to the west to meet the existing garden and field. A modest area of permeable hard surfacing where appropriate will provide an entrance to the extension at first floor level.

Parking will be maintained for at least two external spaces and two garage spaces will be added.

Appearance: The appearance of the proposed extension will be a continuation of the current design. The extension is not very visible from the highway. The design and materials have been carefully considered with materials to match the existing property.

### **3. DESIGN SOLUTIONS**

The restricted daylight in the existing property has been improved by the addition of two new windows in the south elevation (overlooking the garden) and several roof-lights. No new window openings have been added to the east elevation of the existing property, which looks across to The Barn.

The proposed extension will have most glazing to the south west corner of the first floor, to improve passive solar heating and daylight levels. No new windows overlook neighboring properties.



**Figure 7 - Proposed south-west corner (view from hill)**

Mature planting to the boundaries gives existing adequate screening. Some new infill planting will be provided to the west.

The existing property, and new extension will still have substantial gardens and the magnificent views over country side to the north and east.

A 3D sketch of the proposed east elevation is shown below, however much of the garage would be obscured from this angle by the mature planting on the boundary with Briargrove Farm.



**Figure 8 - Proposed east elevation**



**Figure 9 - Proposed view from north-east**

#### **4. SUMMARY**

By careful planning and design the proposed extension works extremely well as a discrete addition, restoring the original footprint of the building in a sensitive and useful way. The 'L' shape and use of the hillside discretely adds interest and character in traditional materials.



2 February 2016