

## A.J.S ARCHITECTURE



32 CARR ROAD, BUXTON, SK17 6WF  
TEL: 01298 26062

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## **NEW DWELLING TO CORBAR WOODS LANE, TO THE REAR OF CORBAR HALL, BUXTON**

The site currently forms part of the garden boundary to the rear of Corbar Hall. Although within the boundary of the main hall it is not accessed from there, with a large retaining wall separating what in effect are two plot boundaries. The access to the garden plot in question being from Corbar Woods Lane to the rear via a large gritstone boundary line with a gated access thereto. This separate entrance befitting of its original use for greenhouses detached from Corbar Hall itself. The plot sitting as a large plateau just below the lane and significantly elevated above and stepped back from the main dwelling.

The site sits within a Conservation Area with the original dwellings mainly dating back to the 19<sup>th</sup> century and stone built, over the decades the area has however expanded to include later 20<sup>th</sup> century dwellings of one and two storey that line Corbar Woods Lane and in effect these have now formed a ribbon development that leads to the end of the road. The plot in question sitting opposite to the last dwelling on the road.

Within the context of these surroundings, the clients wish to build a good sized modernist single storey dwelling for themselves that will use the site to both screen itself from Corbar Hall and sit substantially lower than the surrounding dwellings to the rear that are elevated above Corbar Woods Lane.

The proposal follows a series of planning permissions on this site over the years, including, 2 bungalows, a two storey house and most recently a single storey modern villa that was approved as recently as 2010 under HPK/2010/0363 – it is this last approval that the new application follows as a guide for the form of the new dwelling which is now to be built as a family home.

The dwelling is again to sit as a good sized modernist dwelling over a single storey but in a much simplified, minimalist form with a simpler plot layout. The dwelling is to sit within a minimal steel frame (columns to just be 150MM in thickness) that will allow the dwelling itself to 'float' above the garden plot below. This frame allows for the main building elevations to be freestanding and thus free up options in the way in

which the building functions and the glazing used thereto. The main front elevation will be fully glazed with full height sliding doors and windows using triple glazing within a narrow casement high performance aluminium frame that will not only be very thermally efficient it will also use solar reflective glass to minimize solar gain whilst still making the most of the south facing elevation and the views over the town thereto. Glazing will continue to the side elevations but in a reducing form with elevations leading to a timber frame that will use horizontal cedar cladding as a natural material in context to the surrounding woodland. This material will continue around the building sitting below a dark grey soffit line. Smaller windows will sit to the rear elevation at a height of 900mm below the roofline above – these windows allowing constant north light to the rear to the subservient rooms to this part of the dwelling.

To the entrance part of the dwelling, the wall will return to a small area of natural dressed gritstone that will not only visually signify the entrance to the dwelling but will also sit in context to the adjacent gritstone boundary wall thereto. This point will allow the connection between what is in effect a floating structure above a garden plot below and the level access from Corbar Woods Lane. A footbridge will link the dwelling to the car parking hardstand area from the lane with non slip cedar flooring to be used as a link to the dwelling whilst frameless glass balustrading will allow for what is in effect a floating link between dwelling and road.

The elevated position of the dwelling floating above the ground level within the site is so as to raise the dwelling above the direct site line of windows to Corbar Hall (screen planting along the boundary means the dwellings has no overlooking issues but also still maintains a minimum distance between existing and proposed). The elevation level also raises the dwelling to the context of the road behind in terms of relatively flush access thereto but the gritstone wall boundary also means it remains relatively subservient to the streetscape. The relationship to the detached hardstanding parking area and garage thereto via the link bridge also means that flush level parking provision can be provided for up to 4 vehicles off the road.

All mature trees along the site boundary to the top end of the site are not impacted by the proposal and will be retained. Some immature planting is found along the boundary and a small amount of trimming back will be undertaken thereto. Existing screen planting is found throughout the site and in general this is to be retained wherever appropriate. The base level is to be turfed throughout so as to allow the dwelling to float above a lawned garden below.

In keeping with the modern approach to the dwelling, renewables will become a key part in energy provision to the dwelling. Ground source heat system will sit 1200mm below the ground in the void below the dwelling to feed a plug in boiler unit to the services basement area. All windows are also to be triple glazed units to high performance aluminium frames whilst high levels of insulation will ensure thermal efficiency along with passive ventilation systems over and above the current minimum building regulation standards

This new proposal is put forward as a modern but minimalist dwelling that will use natural materials in a modern way to a building that is designed to have a minimum structural impact on the site and the existing boundary structures thereto. The new application follows a series of successful applications for new dwelling proposals on the site and it is hoped that the new scheme can be viewed in the same positive light as means of both providing a modern family home for the client but also a way of bringing back to life a plot that has been left un kept for many years and thus enhance this entrance route to Corbar Woods.