



OLDFIELD DESIGN

PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 2219c
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Regeneration Service
High Peak Borough Council
Municipal Buildings
Glossop,
Derbyshire.
SK13 8AF

**Proposed Extensions to Dwelling at The Bungalow, Barms Farm, Fairfield, Buxton
For Mr & Mrs Naden**

DESIGN AND ACCESS STATEMENT

Existing Property

The application site is 'The Bungalow', Barms Farm, Fairfield, Buxton. The building to which the application relates is a single storey bungalow and is currently inhabited by the applicants, Mr & Mrs Naden. To the west of the dwelling is a detached single storey garage and store.

The dwelling has a rectangular footprint, with a projection on the south-western elevation at its eastern end. The walls are constructed from snecked coursed stone and sitting under a Hardrow tiled roof with projecting fascias at the eaves and verges. Windows and doors throughout the property are made from white uPVC with the exception of the front door which is dark green. The detached garage has coursed stone walls sitting under a blue slate roof.

To the front and rear of the dwelling lies a garden area, mostly lawned. As stated above, the detached garage lies to the west of the dwelling, together with a stone chipping turning area and a drive leading to the access to the site which is at the mid-point of the south-western boundary. Beyond the garage lies a copse of trees, which separates the site from the A6 trunk road. An access road runs past the site to the south, giving access from the A6 to both this site, and 'Barms Farm' to the east.

General

The site is not within a Conservation Area.

The site does not carry Listed status.

A planning application (HPK/2019/0386) for the now built detached garage was submitted and approved in 2019.

Proposed Development

Background

Mr & Mrs Naden currently live at 'The Bungalow', having previously lived at 'Barms Farm' next door. The bungalow has two bedrooms at the eastern end of the property, with the living space being at the front in the western half, and the kitchen and dining space to the rear of this. The applicants would like to increase the floor space of the property to create a third bedroom to accommodate their children and grandchildren when they visit, and to convert the property to a 3-bedroomed family home.

Design Considerations

The proposed extensions to the dwelling sit on the western gable, and on the rear (north-west) elevation of the property, with the rear extensions partly behind the original dwelling, and partly behind the proposed gable extension. The gable extension will mirror the form of the host dwelling, albeit with a slightly narrower gable width, and therefore a lower ridgeline. The rear extension will also mirror the form of the host dwelling, orientated at right angles to the main dwelling, forming a valley where the two roofs meet.

The front wall of the gable extension will be set back from that of the existing dwelling by 900mm to preserve the visual dominance of the host dwelling. This also results in the extension having a narrower gable, and lower roof, as described above, and further emphasises the dominance of the original dwelling. These features give a clear visual break between the original bungalow, and the later extension.

The proposed gable extension will feature large glazed openings on the front and side elevations facing south and west. These will allow large amounts of natural sunlight into this large, open-plan, kitchen and dining area, reducing the reliance on artificial lighting. This will also take the advantage of 'solar gain', heating the room via the sunlight, and again reducing the need for heating by the dwelling's heating system.

The extension on the rear of the property is narrower still, and closely matches the existing gabled projection on the front (south-west) elevation of the property. Again, the narrow gable gives a considerably lower roof and results in the mass and form of this rear extension being viewed as subservient to the original dwelling.

On the western elevation of the rear extension will be a pitched roof storm porch, to provide some shelter to the rear door from the prevailing westerly weather. Given the location of the detached garage, this rear door will be the main access into the dwelling and at 340m above sea level, the property is subject to considerably adverse weather, particularly from the west, so the proposed storm porch will provide an element of shelter from that.

Proposed new windows and doors in the extensions will match the existing in terms of materials and styles, whilst the larger glazed features in the dining room will have aluminium frames, finished in anthracite grey to match the doors on the adjacent garage. The proposal also includes the re-roofing of the entire roof, which is need of general maintenance, and is intended to replace the existing concrete Hardrow tiles with natural blue slate, which is not only a more traditional, natural material, but will also match the roofing material used on the adjacent detached garage building.

Summary

Our client's wish to extend the existing property to create a third bedroom to accommodate family members when they visit, and to create a better living and eating space within the property. The extensions have been designed to reflect the form and style of the host dwelling, whilst the original dwelling remains the visually dominant feature of the overall property.

Access Considerations

The access to the site is via a flat, level tarmaced drive which leads to the front of the dwelling, and to parking and turning area finished with stone chippings, between the bungalow and the detached garage to the west. This is made off an access road from the A6 trunk road which passes the site to the west, and also serves Barm Farm to the east.

Access to the site, and into the dwelling will remain in its current form with the implementation of the proposal. With the dwelling being a bungalow, level access exists internally to all of the rooms.

Parking Considerations

The property currently benefits from a detached double garage, and has additional parking space in front of that building. This will be retained in the proposal and so it is considered that ample parking space is available, and that turning space is provided to allow cars to turn within the site, and both enter and leave in a forward gear. Specialist Reports

Flood Risk Assessment

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

Further Information

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

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| a) Dwg No. 2219-01 | Existing Plan and Elevations |
| b) Dwg No. 2219-02B | Proposed Plan and Elevations |
| c) Dwg No. 2219-03 | Existing & Proposed Site Plans |
| d) | Site Location Plan (1:2500) |