



Residential Architecture Design and Planning

Design, Access & Heritage Statement

Proposed Single Storey Rear Kitchen and Porch Extension at 45 South Avenue, Buxton

February 2023

Introduction

This design and access statement has been prepared in support of a householder planning application for a single storey rear extension with the demolition of an existing lean-to outbuilding to the rear.

1. Use

The existing use of the site is a semi-detached residential dwelling with associated garden and driveway parking.

2. Amount

The proposal involves the demolition of an existing single storey lean-to outbuilding and the construction of a single storey kitchen and porch. It is also proposed that the driveway access is widened at the side of the property off South Avenue.

3. Design and Layout

The existing kitchen to 45 South Avenue is very small for the size of the property and has a small outbuilding attached. It is in need of renovation and modernisation. The proposal comprises a new rear entrance with porch and laundry room, a downstairs shower room, larger kitchen breakfast room. The site narrows towards the rear garden and the proposal reflects the site constraints and angled nature of the surrounding buildings. An existing section of the rear wall will be removed to create a new open plan living/ kitchen area. Any stone demolished will be reused in the new construction. There will be large sliding glass doors out to the garden and velux windows within the pitched roof section to the rear of the proposal. There is a small flat roofed section adjacent to the rear of the existing house. The roof pitch mirrors that of the main roof. The large windows and velux will allow plenty of daylight into the living spaces. Matching gritstone walling materials are proposed together with a matching slate roof, the new windows to the porch and WC will also incorporate a stone surround. It is proposed the driveway will be widened and black metal railings re-instated on top of the existing low stone wall to match the existing railings.

4. Access

The application site is centrally located within easy walking distance of a broad range of local amenities in Buxton. There are parking spaces located within the existing driveway to the side of the property. The driveway will be enlarged to reduce further any on-street parking while retaining a good sized front garden. Any alterations will be designed and constructed to Part M of the Building Regulations (Access to and use of Buildings). Careful consideration will be given to the site during the construction process to ensure site security, minimise unauthorised access and theft of materials or equipment and ensure the health and safety of neighbouring residents.

5. Heritage

Description of the Area /Asset

The property is situated on South Avenue and within the Higher Buxton Conservation Area

The main characteristics of this area are as described in the Buxton Conservation Areas Appraisal:-

- Inward-looking spaces
- Hard-edged with a strong, almost continuous, enclosure
- Dominated by the wide open space of the market place
- A few landmark buildings
- A few panoramic views
- Intimate scale and glimpsed views
- Largest concentration of vernacular buildings
- Regular rhythm of three-storey commercial buildings and terraced houses
- Houses with small front gardens, back yards & alleys

South Avenue comprises predominantly of residential dwellings, typical of the working class housing within Buxton, hidden behind the main streets. The properties are of high quality, built with features such as stone bay windows and stone pilastered doorcases. The houses were built with little or no private frontage and the sense of enclosure is, therefore, a significant part of the character of the street. As South Avenue approaches Hardwick Square South, the size of the properties changes to semi-detached villas and street trees start to appear.

Assessment of its Significance

The dwelling is one of a number of attractive semi-detached villas in the vicinity incorporating stone features and a bay window. The proposal is situated to the rear of the property and will not be viewed from South Avenue.

Impact of the Proposed Development

It is considered that the impact of the proposal upon the dwelling and wider Conservation Area will be very minimal as the proposal is subordinate to the main dwelling house and includes replacing an existing lean-to outbuilding. The design and sympathetic use of matching walling and roofing materials will continue to contribute to the quality of the character of the Conservation Area.