

Design and Access Statement

Proposed Rear Extension – 42 St Peter's Road, Buxton SK17 7DX.

Introduction

This document supports the submission for planning consent to demolish an existing glazed porch area and bay window to the rear elevation of the property, in order to create an extended sunroom, integrated into the main residence.

Overview

42 St Peter's Road is an Edwardian semi-detached dwelling, situated on a quiet road which is on the outskirts of the main town and set back from any main access routes into the central town.

Northings: 374162

Easting: 406598

The building is semi detached with four bedrooms and a total of four floors including cellars. There are several other properties on the road where the main dwelling is of identical design but all of these have varying porch or extension designs to the rear.

Whilst the main building features materials typical to the area - natural coursed gritstone walls with slate tiled roof - the glazed rear porch area has been constructed in reconstituted stone with a Perspex roof area which doesn't offer the same aesthetical qualities as the main house.



The existing porch is predominantly uPVC/glazed with a near-flat polycarbonate roof lacking any worthwhile thermal performance and offering an outdated aesthetic.



The building is within the Fairfield conservation area of Buxton. The proposed design is mindful of this and the scale and height of the proposed development are designed to be both modest and unobtrusive. Materials have been chosen to compliment the building's age and style, in lieu of the current outdated uPVC rear porch.



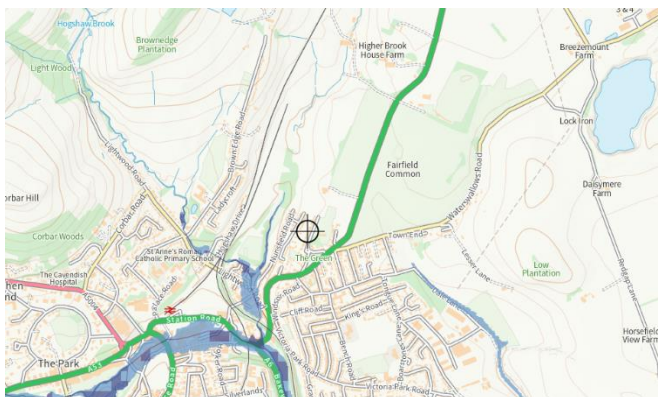
Local Conservation Area - Fairfield

Proposal

It is proposed that the existing glazed porch and the bay window to the rear of the property be demolished to allow for a small extension which increases the area of existing living space to the rear of the house overlooking the valley. The living space will have access to the rear garden via a new doorway turned away from the incoming winds coming from the west; resolving an issue which has caused the current occupiers some trouble in the past. The space takes full advantage of the incoming light to enhance the current living space and replace the outdated porch.

The extension is proposed be constructed in natural stone to match the existing house and with a tiled low-pitch lean-to roof. The stonework would be constructed off a decorative stone plinth at low-level incorporating a planter to the southern and western elevations. It is felt that the use of such stone would offer a more in-keeping rear extension than the current porch, with the benefit of increased living space, better protection from incoming winds and increased thermal performance.

Flood Risk



The dwelling does not sit inside a flood zone and is considered very low risk. Therefore, no flood protection measures are proposed other than the minimum weather and damp-proofing requirements of the Building Regulations.

Drainage

It is proposed that replacement black uPVC surface mounted rainwater goods will be fitted, connecting back into the existing gullies serving the property and there will be no alterations to the below ground system or increase in surface water volume. An application to build near the existing manhole will be submitted for the works.

No new foul water drainage is proposed as part of this application.

Personnel Access

The area is proposed as an extension to the current living space adjacent and is to be accessed via Part K compliant steps down into the room to keep the overall height of the extension as low as possible. All steps down to the garden are proposed to be within the limits of Part K, complete with stone wall guarding.

Vehicular Access and Parking

There are no alterations to parking on the site as a result of the proposed.

Environmental Factors

All materials are proposed to be locally sourced for the work. The proposed changes will offer a significant improvement to the building's thermal performance, as the existing porch is currently uninsulated. The new construction would not only achieve the current Part L figures for thermal performance, but would also offer the applicant a more sheltered and more useable dwelling space.

A full assessment of the energy performance of new building fabric will occur during the building regulations assessment with U values calculated to be within tolerance for all walls and roof.

If required, a SAP assessment will be undertaken to give an overall model of the building's performance and ensure it meets the current standards for thermal performance.