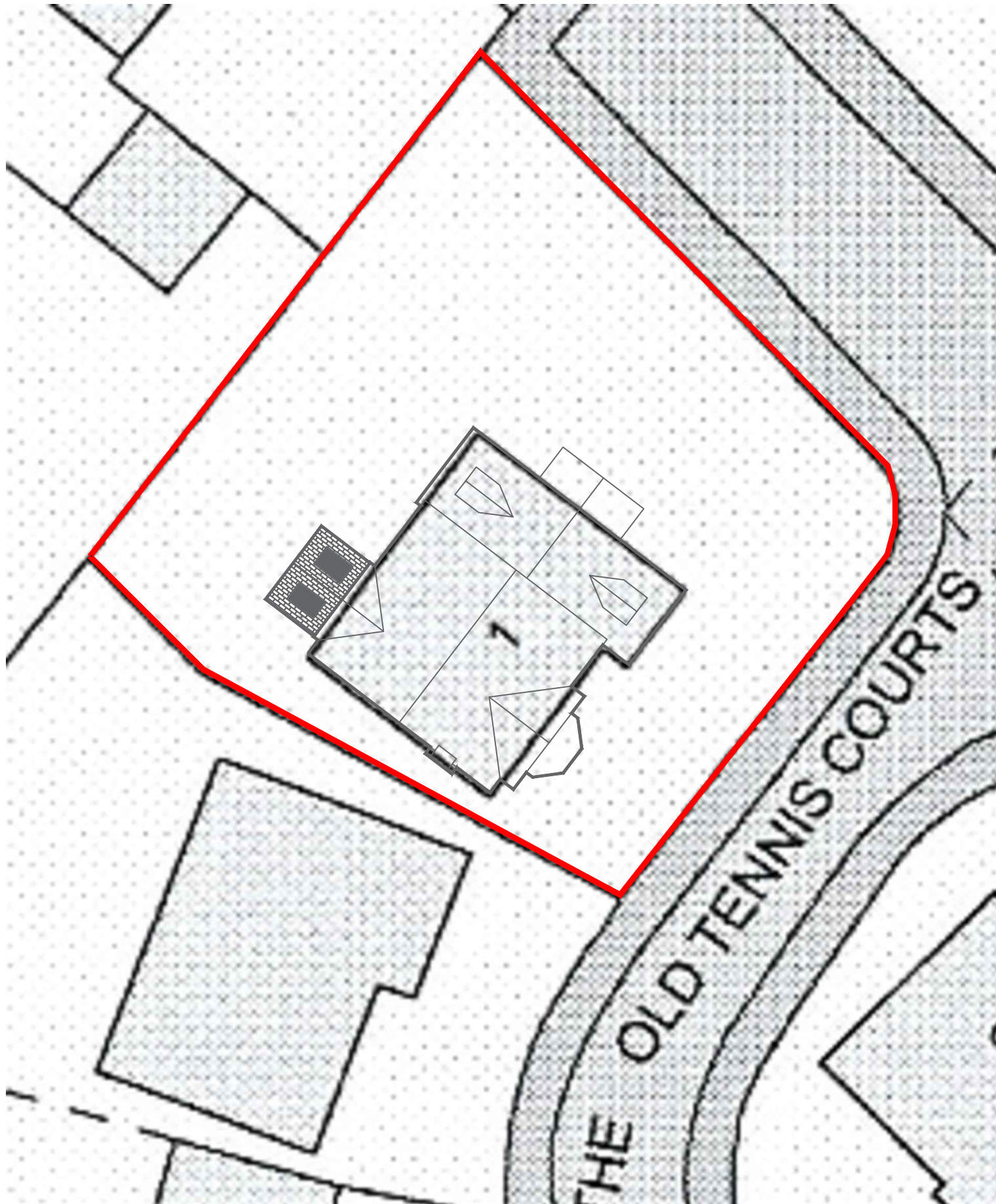




BLOCK PLAN AS PROPOSED 1:200
1 THE OLD TENNIS COURTS

DESIGN STATEMENT

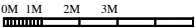
1 THE OLD TENNIS COURTS IS ONE OF A SMALL GROUP OF MODERN DETACHED PROPERTIES JUST OFF LASCELLES ROAD IN BUXTON. THE PROPERTY IS A CAVITY CONSTRUCTION WITH RECON OUTER STONE WALLS WITH ASHLAR DETAILING, PAINTED SOFTWOOD WINDOWS WITH ALUMINIUM BI-FOLDS TO THE REAR AND BLUE/GREY SLATE ROOF COVERINGS. AS THE PROPERTY OCCUPIES THE CORNER PLOT AT THE ENTRANCE TO THE ROAD, IT IS SURROUNDED WITH GOOD SIZED AMENITY/GARDEN SPACE TO THE FRONT/SIDE AND REAR OF THE DWELLING.

ALTHOUGH THE OLD TENNIS COURTS ARE NOT WITHIN EITHER THE CONSERVATION AREA OR AN ARTICLE 4 ZONE, IT IS UNDERSTOOD THAT PERMITTED DEVELOPMENT RIGHTS MAY NOT BE IN PLACE FROM WHEN THE PROPERTIES WERE BUILT IN THE LATE 90'S. WITH THIS IN MIND AN APPLICATION IS BEING PUT IN PLACE FOR THE REAR EXTENSION ALTHOUGH THE WORKS AS PROPOSED WOULD TRADITIONALLY BE WELL WITHIN THE USUAL PERMITTED DEVELOPMENT RIGHTS.

THE EXTENSION ITSELF IS SO DESIGNED TO ALLOW FOR INCREASED DINING SPACE OFF AN OPEN PLAN FAMILY KITCHEN TO THE REAR. THE EXTENSION WILL INVOLVE THE REMOVAL OF A LARGELY GLAZED REAR BAY WINDOW THAT SITS THE REAR TWO STOREY GABLED ELEVATION THERETO. THE EXTENSION WILL IN ITSELF BE GABLED WITH A PITCH OF MAX 27.5 DEG AND WILL ALLOW FOR A LARGE GLAZED AREA TO THE REAR AND SIDES TO MAXIMISE DAYLIGHT TO THE FAMILY KITCHEN AND THE OUTLOOK TO THE REAR GARDEN. IT SHOULD BE NOTED THAT THIS PROPERTY SITS SIGNIFICANTLY LOWER THAN THE DWELLINGS TO THE REAR AND CLEAR GLAZING IS ALREADY IN PLACE TO THE SIDE OF THIS DWELLING AS EXISTING AND NO LOSS OF AMENITY OR VISUAL HARM IS CREATED BY THE PROPOSED GLAZING WITHIN.

THE EXTENSION WILL BE A CAVITY WALL STRUCTURE WITH SMOOTH ASHLAR STONE OUTER TO MATCH IN FACE AND COURSE TO EXISTING. PROPOSED WINDOWS WILL BE TRIPLE GLAZED ALUMINIUM FINISHED WHITE TO MATCH THE ADJACENT BI-FOLD DOOR AND THE PROFILE OF THE EXISTING SOFTWOOD WHITE PAINTED WINDOWS, WHITE PVC FLUSH SOFFIT BOARDS WILL SIT OVER THE WINDOWS TO THE GABLE AND SIDES WITH BLUE/GREY ROOF COVERINGS OVER.

THE EXTENSION ITSELF SITS WELL WITHIN TRADITIONAL PERMITTED RIGHTS AT UNDER 2700MM DEEP, WIDTH TO MATCH THE EXISTING GABLED ELEMENT AND HEIGHT TO SOFFIT OF APPROX 2250 AND RIDGE OF 3260. THE EXTENSION SITS WITHIN PRIVATE REAR GARDENS AND HAS NO BEARING IMPACT TO NEIGHBOURS.



DWG: PROPOSED
THE OLD TENNIS COURTS
OFF LASCELLES ROAD, BUXTON

REVISIONS:

1:200	CHECKED:
DATE: JULY'22	DRAWN:

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BLOCK PLAN 01

1,TENNIS COURTS