

Design and Access Statement

Templemore, Harpur Hill Road, Buxton

August 2023

Introduction

This design and access statement has been prepared in support of a Full Planning application to High Peak Borough Council for the separation of two semi-detached dwellings into two detached dwellings.

1. Use

The site is located within the Built-Up Area boundary on Harpur Hill Road and is currently two properties. One is the applicant's main residence, and one is a self-catering holiday let.

The site sits within an established residential area consisting of a mixture of detached, semi-detached, and terraced properties of various architectural styles. The site is in a highly sustainable location, close to public transport routes and within walking distance of a broad range of local facilities.

2. Amount of Development

The proposal is for the separation of the two properties and a small section of building will be demolished between the two properties. There is no increase in the amount of development and in fact there is a reduction. The current property at No.2 Templemore is very large and therefore would benefit from a reduction in area so that the two properties are a more manageable size.

3. Layout

The two properties are self-contained at present and can be easily divided. The ground floor games room of the current No.2 Templemore will become the lounge and kitchen for No. 1 Templemore and a new internal staircase will be constructed.

There are no new windows proposed. There is a new entrance door proposed to the rear of No.1 so that access can be at ground floor level. The garage and timber storeroom and staircase to the rear of the property will be demolished. Both properties will have large gardens.

4. Scale

Dividing the two properties will provide two smaller, more manageable dwellings, but they will still be considered large, detached dwellings. The scale of the development will remain as existing.

5. Landscaping

The gardens and hardstanding area around the properties will be maintained as existing. No trees will be removed. A new closeboarded timber fence 1.8m high will be constructed between the two properties as shown on the site plan.

6. Appearance

The two properties already look like they are two separate dwellings, with hipped roofs and large feature windows. The small section of building to be removed between the two properties will not detract from the overall character of the design.

7. Access

The site is located close to bus routes and is within walking distance of a range of local amenities such as schools, healthcare, shops and green spaces.

There are already numerous parking spaces available on the existing hardstanding which have been identified on the site plan. No. 1 Templemore will be accessed via a new driveway which skirts around the back of No.2 Templemore.