

Design & Access Statement

Ref: 2246da1

Site address: **2 Moorcroft, Lismore Road, Buxton, SK17 9GA**
Proposal: **Alterations & extension.**
Date: **September 2023**

Prepared on behalf of:

Mr & Mrs Holland
1/2 Moorcroft
Lismore Road
Buxton
SK17 9GA

SITE LOCATION and CONTEXT

The existing building is located in Buxton at the south west corner of the junction to Lismore Road and Burlington Road. The property is screened from view at the road side by dense mature shrubbery and mostly evergreen trees, this maintains privacy all year round.

EXISTING BUILDING

The main dwelling has been converted into 4 apartments. Additional conversions and new buildings in the grounds have formed a total of 10 apartments. The applicants own the entire ground floor of the original building together with the basement accommodation. At present the whole of the ground floor (originally intended as 2 apartments) is occupied as one apartment, however the plan is to revert back to two separate ground floor apartments. The basement is occupied as a separate apartment. The building is constructed from coursed gritstone, blue slate roof and white timber windows.



PROPOSED DEVELOPMENT

The proposal is to replace the existing lean-to structure on the south west elevation with a larger lean to single storey extension to accommodate a dining room to the existing kitchen. Prior to the submission of this application, there has been full consultation with other occupiers and owners on the Moorcroft development, who are the only persons affected in any way by the current proposals. All of the existing residents have indicated their support, and have indicated to the applicants that they have no objections to the proposal.

Design

The proposal is designed to respect the existing building to which it is attached. The South East elevation has been set back from the main building. This will allow the extension to look subordinate to the main building. The walls will be constructed from coursed natural gritstone to match the main building. The windows will be white timber to match the rest of the existing building. The roof will be blue slate to match the existing building.

Access

The existing access will be maintained off the existing road.

ADDITIONAL INFORMATION

Conservation Area

The property lies within the Buxton conservation area.

Planning History

There are several previous planning applications for this building / site. All can be seen at the HPBC planning department.

Landscaping details

The applicant is willing to carry out any landscaping scheme specified by HPBC in order to protect the amenity and privacy of the site and area.

Impact on neighbouring properties

The proposed extension will not have an impact on the neighbouring properties.

Parking

The existing parking arrangements will be unaffected.

Flood risk

The property does not lie within a flood risk zone.

Ecology & protected species

Given the type of the existing building no ecological or protected species reports are required.

Environmental measures

- Opening windows and doors, cross ventilation and background trickle vents will maximum use of natural ventilation.
- The design has made the use of maximum natural daylight to the kitchen/dining with the use of a large window and rooflights.
- High levels of thermal insulation, low energy light fittings, the use of natural daylight and natural ventilation will help to reduce the energy usage.
- The building/extension fabric to have high heat loss values.

Current Building regulations (June 2022) minimum standards in an extension are:

Walls	0.18 w/m.sq.k
floor	0.18 w/m.sq.k
roofs	0.15 w/m.sq.k
windows	1.4 w/m.sq.k
doors	1.4 w/m.sq.k

The proposed development will meet these new improved standards.

- Argon filled, double glazed units will improve thermal performance.
- Sustainable insulation to be used.
- All construction materials and finishes to have low environmental impact.
- All construction materials and finishes to be locally sourced eg:
Reclaimed local stone, low carbon cement, timber from sustainable source.

CONCLUSION

In summary it is considered the principle of the proposed extension, in the manner designed, should be considered acceptable. The proposal has been designed to respect the host building in proportions and architectural style.

The proposal is considered compliant with both national and local policies and has been considered to have minimal impact on the neighbouring properties.