Proposed x2 New builds
Heath View, Harpur Hill, Buxton, SK17 9PX

Design and Access Statement

October 2023

23-10-12

REV:A

wood|goldstraw|yorath
ARCHITECTS PROJECT MANAGERS QUANTITY SURVEYORS CDM CONSULTANTS
Churchill House, Regent Road, Hanley, Stoke on Trent, Staffordshire, ST1 3RH
Tel:01782 208000 email:info@woodgoldstraw.co.uk www.woodgoldstraw.co.uk

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Churchill House, Regent Road, Hanley, Stoke on Trent, Staffordshire, ST1 3RH
Tel:01782 208000 email:info@woodgoldstraw.co.uk www.woodgoldstraw.co.uk

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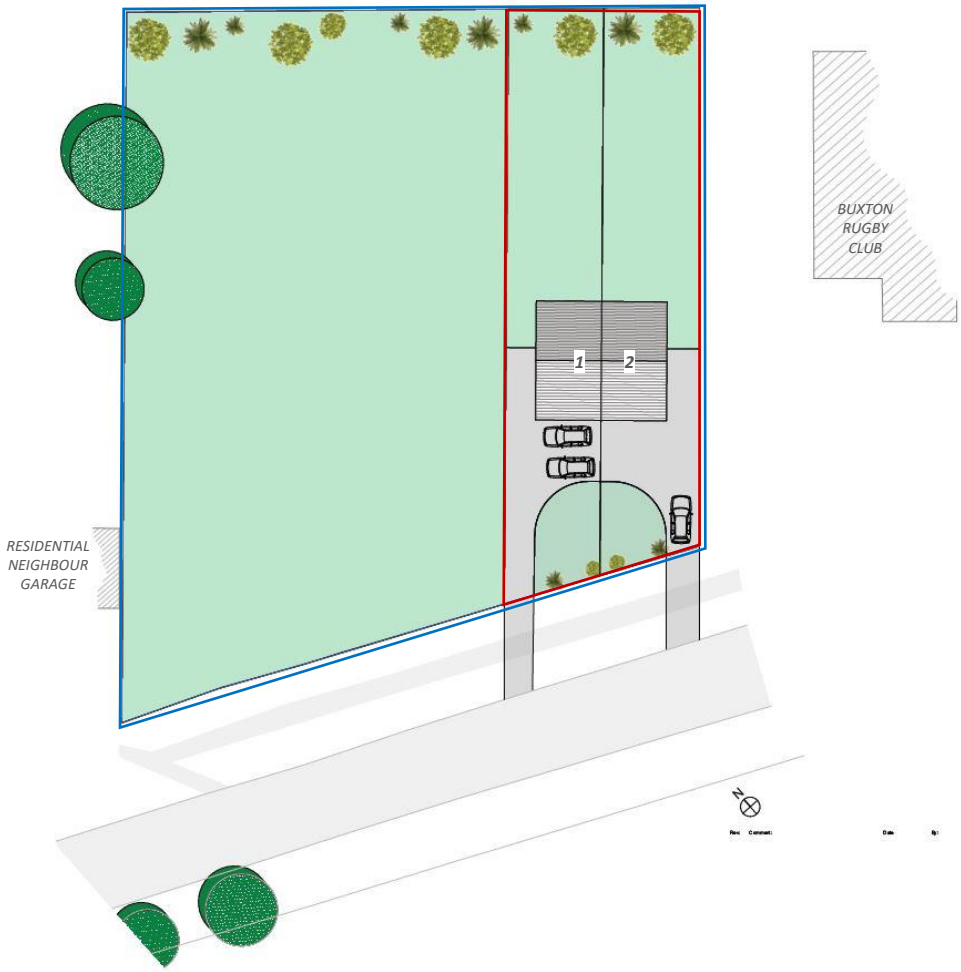
Tel:01782 208000 email:info@woodgoldstraw.co.uk www.woodgoldstraw.co.uk

1.0 INTRODUCTION

1.1 Description of the Development

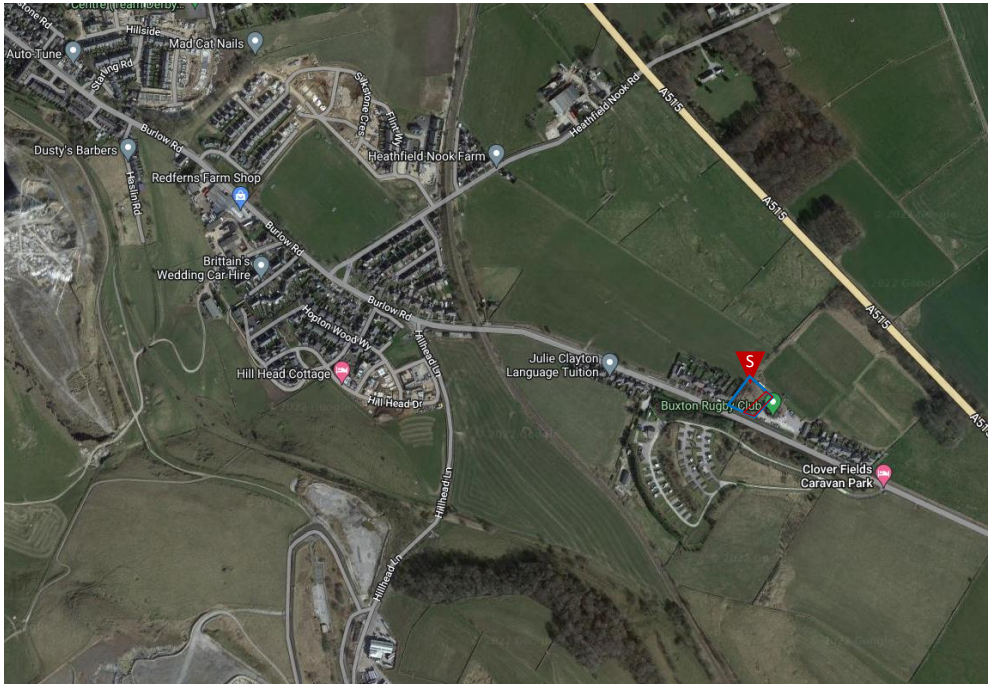
The scheme involves creating X2 New homes along Heath view road.
Each house will be provided with 3 spacious bedrooms. Two bedrooms on the first floor and the Master on the second floor.
The garden will exceed the standard housing requirements of a 3 Bed, with the front drive having plentiful space for several vehicles .



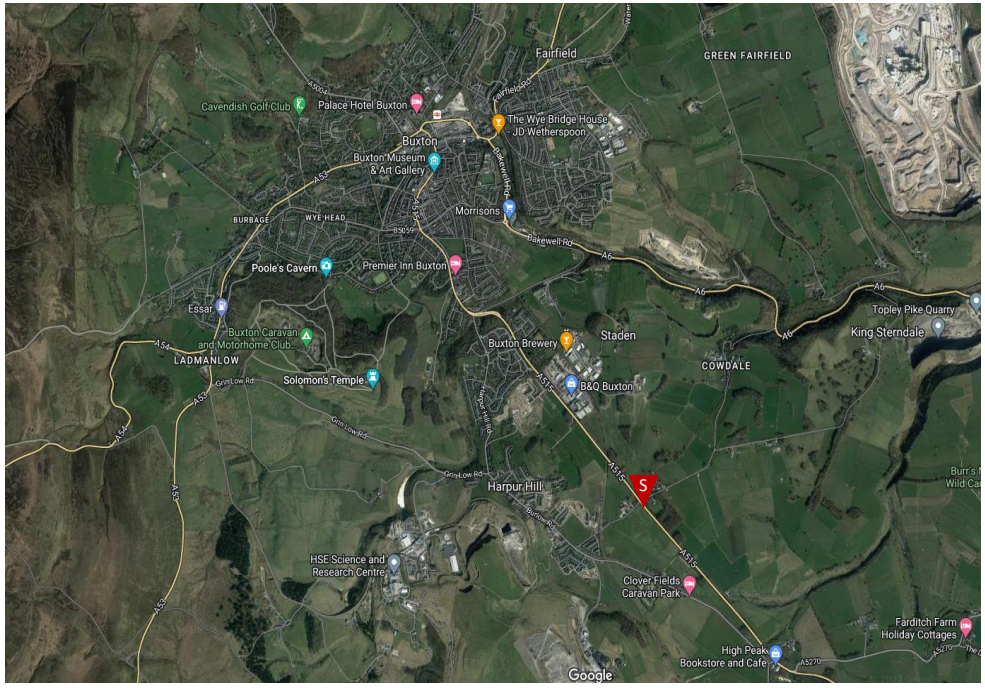
Proposed Site Plan

2.1 Site Location

The site is located in Buxton, surrounded by a variety of building types- commercial, residential and adjacent to vast green space. The land has close links to the A515 (Running NW down to SE), A6, A53, A54 and many amenities of all sizes.



Ariel View of the site in red.

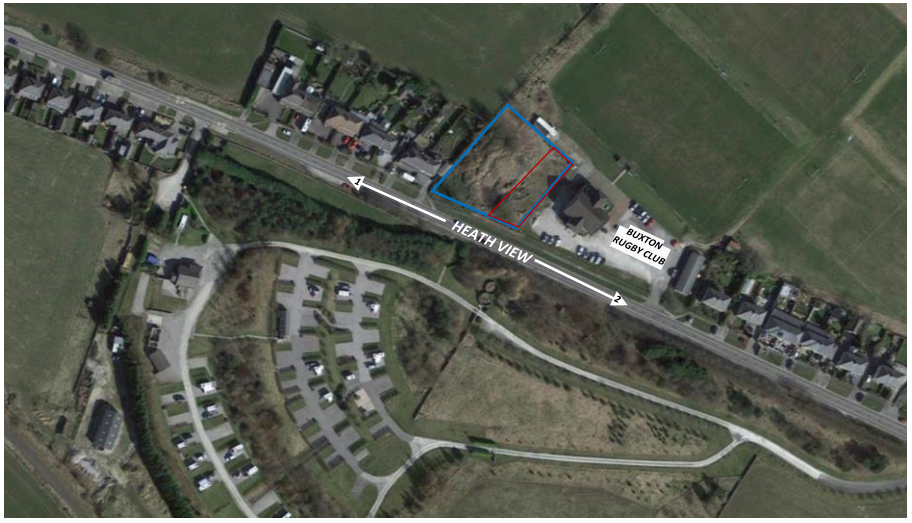


Ariel View of the site in red.

N

2.2 Site Photos

The site is off the main road, which takes you in and out of Buxton, the speed limit of the road is 40mph. The road itself is clear and has minimal obstructions, with ample view from both directions on Heath View of the site. The visibility display causes no concern for car entering and existing the site.



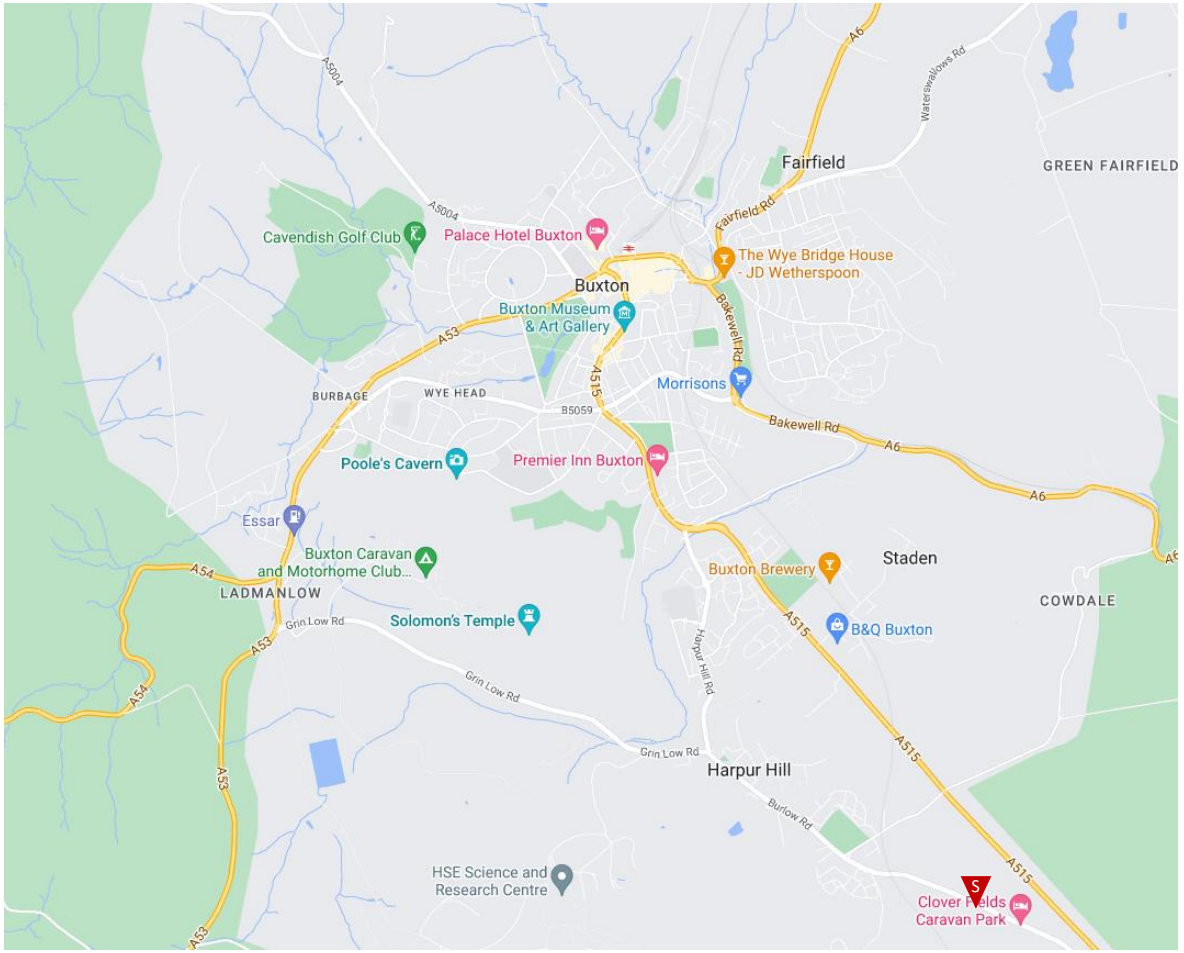
Site in Red (Immediate context).





Street Scenes of Heath View Road

2.3 Site Context



The image above shows the site in relation to the context. The site (RED) is in close proximity to local amenities via the use of a car such as; Morrisons, smaller convenience stores, farm shops, Buxton Hospital and other commercial stores. The site is has links to local transport that offers routes into the town (up to 24 minutes) or driving (up to 6 minutes) distances of the amenities above.

2.4 Local Context



3. *Pebble dash at first floor level and red facing brick at ground floor creates a break between the two materials. Dental courses are among another feature of some of the houses*

4. *Pebble dash covering majority of the elevations, with red facing brick at lower ground floor. Residents on this row show signs of single storey extensions at the front and two storey at the sides.*

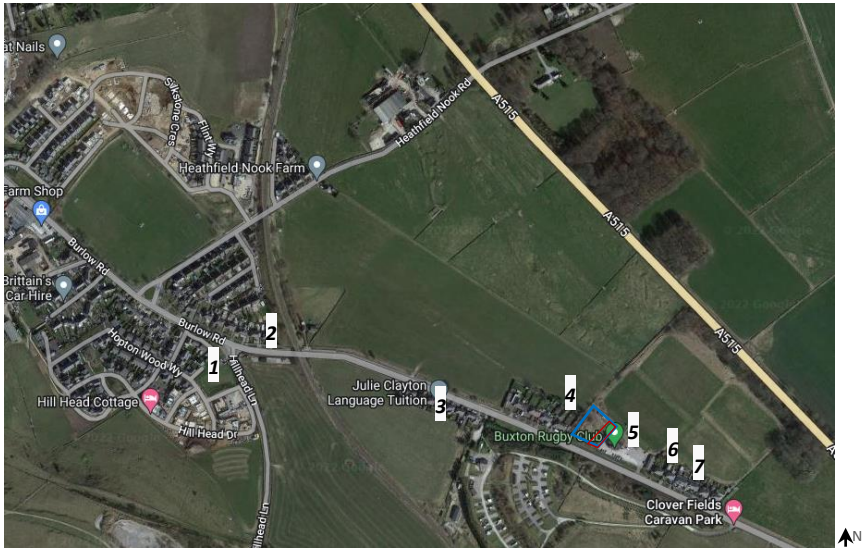


5. *Sunnyfield is currently used as a clubhouse for Buxton Rugby club, constructed out of stone. There are windows to the gable left that have view of the site. The distance between the proposal and gables is 12.5m*

6. *Two houses showing different characteristics-. render and exposed stone. The other pebble dash. Both houses have stone heads and cills.*











1. *New builds shows facing stone work and stone Door surrounds with stone heads and cills.*

2. *Opposite the new builds (1) the existing red brick houses have stone cills and heads . Layouts are mirrored and only the windows create contrast between one another (i.e. Georgian Bars).*

7. *It seems this house combines two houses into one, with exposed stone and corbel detailing. Stone cills and head are shown for each window.*



3.1 Existing Building

The site has been vacant for some time. The site is very uneven as the ground slopes both away from the main road and down. There are some areas that contain residue of dry walling that seems to have been moved/ built by the tree to the right. The site contains a dry wall that runs the extent of the site. Parts of the wall are covered by the overgrown shrubbery.

3.2 Demolition of Site

The front dry wall has fallen into disrepair and will be removed to cater for the proposal entrances.

The whole site will need to be excavated and earth to be removed to cater for the new scheme.

Note: WGY have taken all images from google maps- trees may not be present on site and will be confirmed.



Front Elevation View of Land with estimate boundary line.

3.3 Design Proposal

As previously stated the scheme proposal is to seek an the approval of two new houses along Heath View.

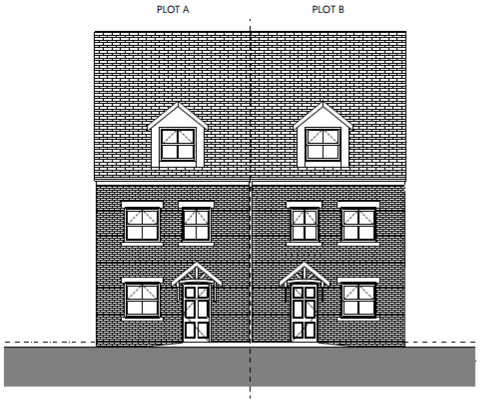
The separation distance between the new builds and the neighbours complies spatially and will pose no issue to neighbours either side of the land.

The layout of the houses have been offset to cater for carpark spaces between each semi-detached house and to suit the main road.

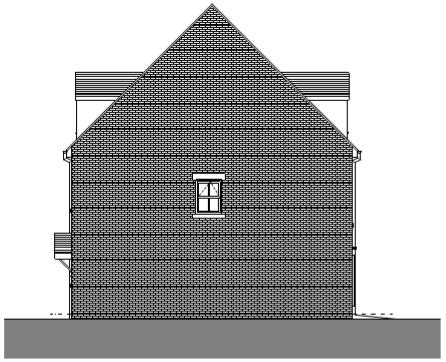
The houses may be dropped in level to suit the topography of the land. Therefore, the house mass will be insignificant to the houses (NW) along Heath View Road. The boundaries will be treated to meet levels and offer suitable privacy.

Materials:

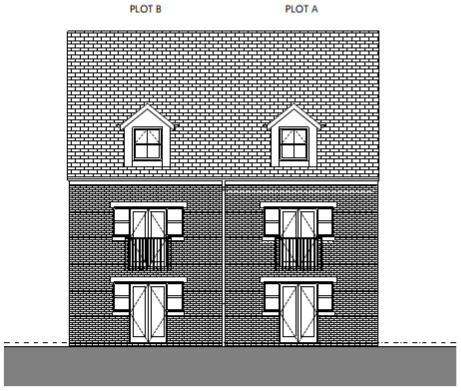
Brickwork-	*Running Bond*
Colour-	*Red*
Stone-	*Cills and Head*
Colour-	*Portland*
Windows-	*UPVC*
Colour-	*White*
Guttering-	*PVC*
Colour-	*White*
Roof-	*Sandtoft 20/20 Clay Tile + Half Right Hand*
Colour-	*Grey*



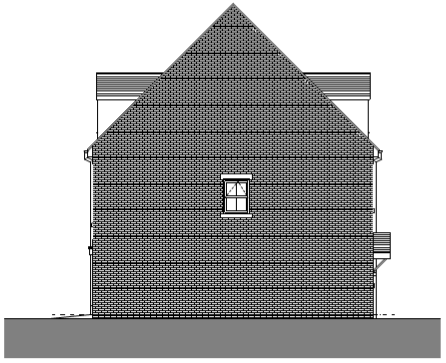
1 As Proposed Front Elevation



4 As Proposed Side Elevation



3 As Proposed Rear Elevation



2 As Proposed Side Elevation

wood goldstraw yorath
ARCHITECTS QUANTITY SURVEYORS CDM CO-ORDINATORS

Churchill House, Regent Road, Stoke on Trent, ST1 3RH.
Tel: 01782 208000 Fax: 01782 208712 E-mail: info@woodgoldstraw.co.uk
www.woodgoldstraw.co.uk

Client.
Mr Craig Chapman

Project.
Proposed Dwellings on Burlow Road, Harper Hill

Scale	Issue Date
1:100	05/01/2023
Sheet Size: A2	Drawn

Title.
Proposed Plans and Elevations (1)

Drawing Number	/ (Revision)	Revison ID
4894-04		

CAD file path:
X:\0 PROJECTS\4894 Mr Craig Chapman\4894-01 Proposed Dwellings, Burlow Road, Harper Hill
\Design\Arch\CAD\4894-01 Master.pln

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Contractors are to check all dimensions on site and refer any discrepancies to the Architect immediately. This drawing has been prepared for planning purposes only and to the best of our knowledge the original digital document is accurate at the stated scale. However, we cannot accept liability for the accuracy of third party data (OS mapping, topographical survey information, etc) used in the production of this document which we have relied upon in good faith. Key dimensions are noted for reference and any further specific dimensional information can be provided upon request.

3.3 Design Proposal *(Continued)*

Internal Layout

The scheme offers;
A spacious open plan kitchen-living on the ground floor with French doors opening up to the large rear garden. The ground floor also provides a handy toilet for the occupants.

The first floor provides two good sized rooms and a shared bathroom. The combined window and door to the Juliet balcony maximises the views to the rear of the properties.

The second floor inhabits the luxury master bedroom with an ensuite, where dormer windows provide views of the front and rear of the plot.

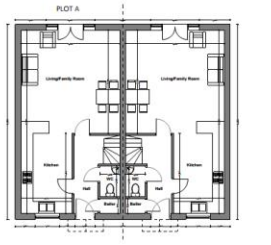
This scheme layout creates a space efficient family home.

Areas

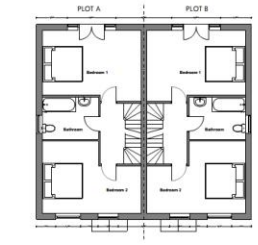
Ground Floor (GIA)- 46.5m2

First Floor (GIA)- 45.6m2

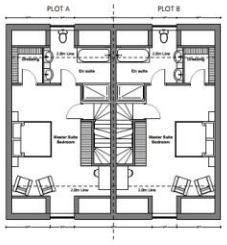
Second Floor (GIA)- 39.8m2



1 As Proposed Ground Floor Plan



2 As Proposed First Floor Plan



3 As Proposed Second Floor Plan

Other

Thermal Upgrade

All existing and proposed structures will be thermally improved to meet the latest building regulation requirements.

Fire Strategy

To meet fire requirements- a new fire detection and alarm system will be installed. All fire rated accordingly to meeting building standards.

A building control officer and local authority will be will be appointed to ensure all works taken will be compliant to building regulations on all areas above: thermal upgrading, fire compartmentation, U-values.

Refurbishment

Any external refurbishments will be made good to suit its original condition.

3.4 Access

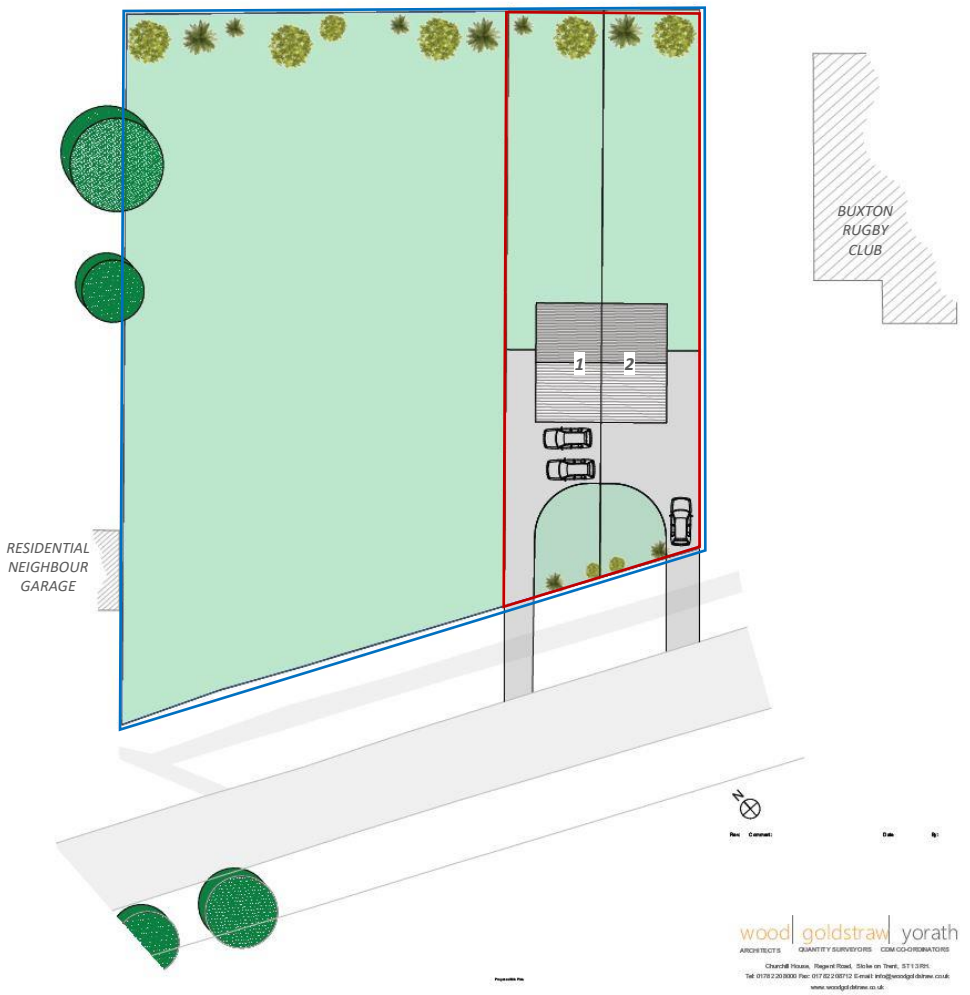
Access in & around the property

For the scheme to work efficiently, drop down kerbs will need to formed from the main road- to gain access to the drives of the houses as per the houses on Heath View.

The new front drive will formed with Tarmac and drainage provided accordingly to support. We have aimed to provide a minimum of two/ three car parking spaces each the new house.

A pathway will be provided around the full extents of each house with a patio. Timber fences will be formed to divide and offer security to the houses.

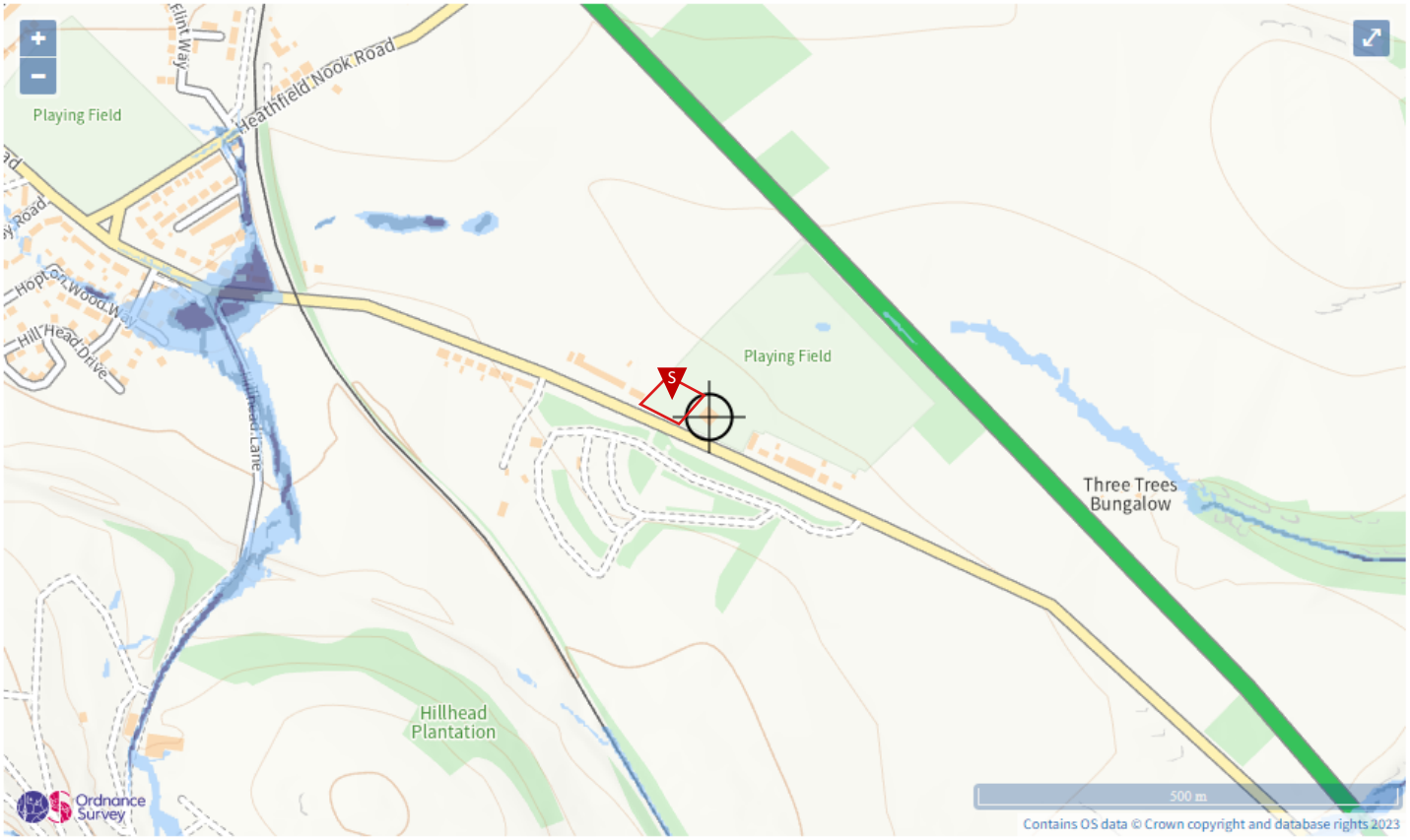
Bins for waste and recycling can be located to the side/ rear with the ample garden space provided (see blue).



Proposed Site Plan

APPENDIX A: Flood Risk Assessment

The Government flood risk map shows that the site is located within flood zone 1, and at 2493m2 total area, the site does not trigger the need for a flood risk assessment.



Extent of flooding from surface water

High Medium Low Very low Location you selected