

Design & Access Statement

6, Arbor Grove, Buxton, SK17 9AF



Introduction

The proposal is to carry out internal alterations to the building to make better use of the space, single story extension to the front of the building and to extend above the existing porch.

No new pedestrian or vehicular access alterations to the property are proposed.



Site Context and Description

Number 6 Arbor Grove is located on a quiet cul-de-sac in Burbage, Buxton. The existing property comprises of render and brick facades, white UPVC windows and doors and with a tiled roof. The property is set back slightly from the road proving a large private driveway for three cars with a north elevation. To the east boundary wall is a side access gate to the rear garden, to the west is a large garage which extends to the boundary of the property. To the south of the property is a large rear garden which backs onto the local primary school. The site levels are relatively flat with a one tire garden to the rear of the property and a very slight decline in the driveway towards the road.

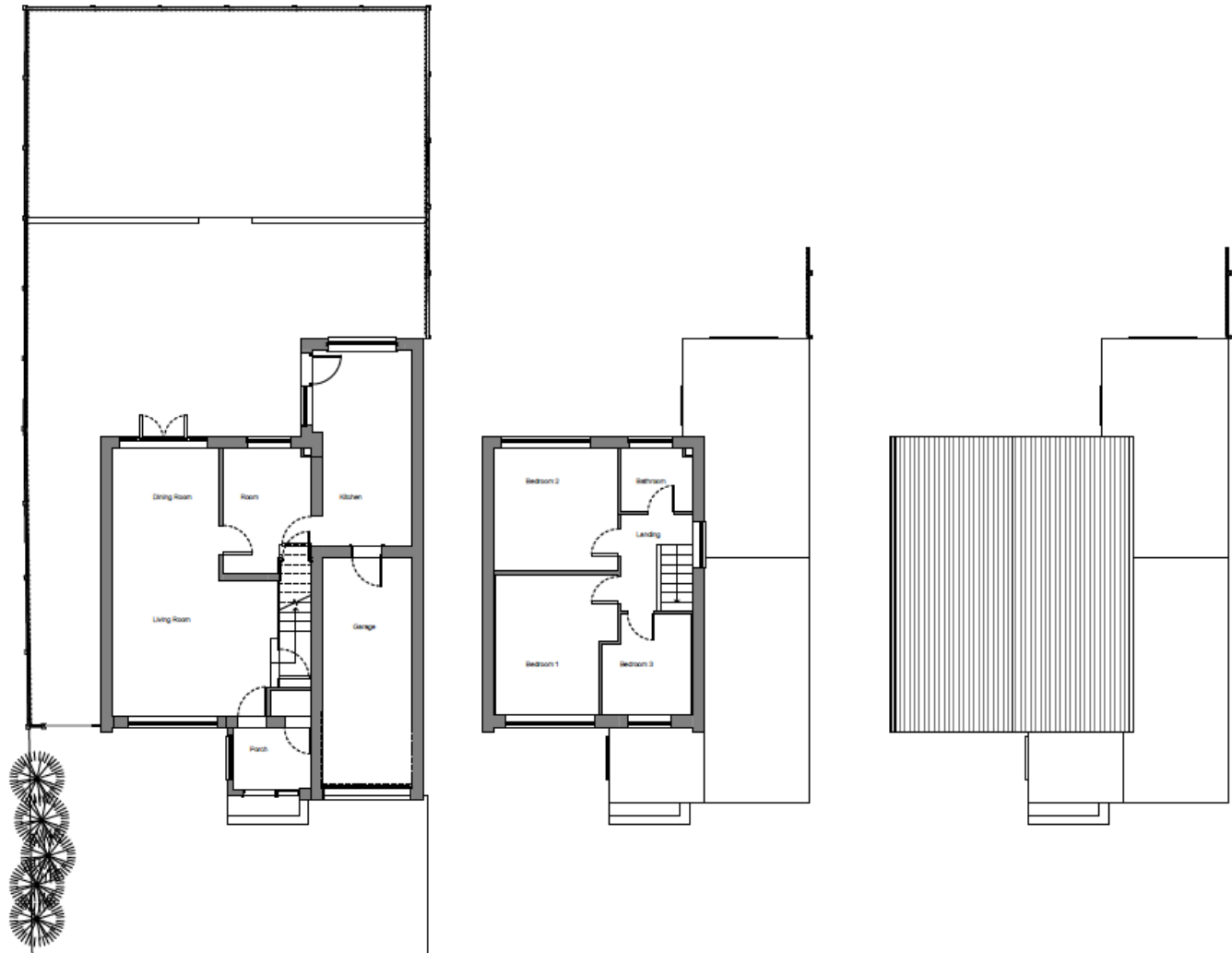
The neighbouring properties within the cul-de-sac are all similar in style and materials. Several properties close by already have been extended to the front of the property therefor the proposed design will be in keeping with all the properties on the cul-de-sac.



Existing

The existing property does not suit family life, the ground floor consists of multiple small which divides up the space; the current rooms do not get used and make the internal ground floor space feel very small and cramped.

The existing first floor does not require many changes however the existing bathroom needs improving to enable for a stand in shower and separate bath to future proof the needs of the family.



Proposal

The ground floor will benefit from the front extension which will provide a larger living room to accommodate the family which will lead into a large open plan kitchen diner with existing patio doors to open out onto the rear garden. The existing back door will be moved from the east elevation of the kitchen to the south to create a utility with a shower room.

On the first floor the bathroom will slightly extend into bedroom 2 to create a larger family bathroom, bedroom 2 currently has a large window which extends across the south facing wall, the proposal is to reduce this window in size due to the solar gain in summer and heat loss in winter making the room environment uncomfortable. To the front of the property, bedroom 3 will be extended over the existing porch to create a larger bedroom, this will be done to in a manor to be in keeping with other neighbouring front extensions.



Planning History

There are no previous planning applications on the Peak District Planning Portal.

Sustainability Statement

The proposed extensions will be insulated to the latest standards as required by Building Regulations. Replacement windows will be double glazed. Wherever possible materials will be sourced locally, and local trades people will be used to carry out the required works.

Protected Species

The proposed plans will have no impact upon protected species therefore no protected species report has been commissioned.

Flood Risk

The Environment Agency flood map clearly shows the site falls within flood zone 1. As the site falls within flood zone 1 and the proposed development will not increase the risk of flooding no FRA has been commissioned.

