

Design and Access Statement

Proposed Replacement Garden Outbuilding

111 Macclesfield Road, Buxton

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Client: Mr. Elliot Copstick

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1.0 Introduction

This Design and Access Statement supports the planning application for the demolition of an existing stone garden shed and the construction of a new garden outbuilding at the domestic property, 111 Macclesfield Road, Buxton. The proposal seeks to provide a functional and aesthetically sympathetic space that can be used as an extension to the garden, and double-up as a home working office while ensuring minimal impact on the surrounding area.

2.0 Site Context and Existing Structure

111 Macclesfield Road is a domestic property at the junction of Macclesfield Road and St. John's Road. The site sits outside of the Conservation Areas in Buxton, and is within Flood Zone 1. The property has a small front yard for vehicular parking and a larger rear garden with stepped levels built into the natural topography of the rising land to the south.

The site backs onto the gardens of properties along Green Lane, which as noted, are at a higher level. The gardens of the neighbouring properties to the south are separated by a retaining wall and high level fencing or soft landscaping. The back gardens of the properties on Green Lane continue to rise up to the parent dwellings.

The existing garden shed is a small, stone-built outbuilding with a mono-pitch roof adjacent the boundary line to the properties to the south. The current shed is in a deteriorated state, and the wriggly tin roof is not considered an appropriate material choice for the area. The shed currently serves as a basic storage space but is in a condition that warrants either a re-build or attempts at major repair.



3.0 Design Proposal

The proposed replacement structure will be a high-quality garden room, designed in natural materials that complement the local vernacular. Key elements include:

- **Materials:** Natural lime stone cladding to match the surrounding stone walls, with a natural slate mono-pitch roof and black rainwater goods.
- **Doors and Windows:** An aluminium sliding door for natural light, ventilation and views of the garden, with a secondary timber side door access.
- **Roof Design:** A **mono-pitch roof, in keeping with the existing shed**, to maintain continuity in form while improving the overall design quality with a more robust structure and slate finish.
- **Positioning:** The structure will remain in the same general footprint as the existing shed, respecting site constraints and neighbouring properties.

4.0 Scale and Impact

The garden room has been carefully designed to remain unobtrusive within the setting. The ridge height on the neighbouring side remains below 2.5m, ensuring minimal impact on light and outlook for adjoining properties. The overall footprint and height are proportionate to the scale of the garden and existing structures. The outbuilding is close to the criteria for permitted development Class E Outbuildings. A comparison of which is below.

While this application is being submitted for planning permission, it is important to highlight the areas of **Class E** permitted development rights for outbuildings where compliance can be found. The key criteria for Class E include:

Class E Criteria	Compliance
Must be for an incidental purpose (e.g., home office, storage)	Yes – the proposal is a garden office for personal use.
Must be single storey	Yes – the proposal is a single-storey structure.
Eaves height must not exceed 2.5m	Yes – the proposed eaves height remains within limits.
Maximum height of 2.5m if within 2m of boundary	Partially – while the height slightly exceeds 2.5m when measured from the application site, it remains below 2.5m when measured from the neighbouring garden level, which is raised.
Must not be forward of the principal elevation	Yes – located in the rear garden.
Must not cover more than 50% of the curtilage	Yes – the footprint is well within allowable limits.

Although the structure exceeds the 2.5m height limit when measured from the applicant's garden level, it remains below 2.5m when measured from the neighbouring property, which sits at a higher elevation. This ensures that the perceived height and impact on the neighbouring garden are kept to a minimum, aligning with the intent of permitted development rights.

5.0 Access and Use

The building will be accessed via the existing garden pathways, with functional access through the side timber doors and access provided to the main entrance.

The internal space is designed to accommodate a home working environment, and double-up as a room to relax in to enjoy the garden, while maintaining a strong visual and material connection to the surrounding landscape, and close to the design of the current outbuilding.

6.0 Sustainability

The principles of sustainable design play a major role in the arrangement and specification for the buildings, technologies and materials used.

The applicant is a local builder, with good connections to suppliers and trades in and around the area.

- All materials are to be locally sourced where possible, with the aim of reducing the embodied carbon footprint of the build.
- Any materials that can be recycled from the original building will be.

7.0 Appendix

Flood Zone Map

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.

