



Design and Access Statement for Householders in Conservation Areas.

Town and Country Planning Act 1990. Planning and Compulsory Purchase Act 2004.
Town and Country Planning(General Development Procedure)Order 1995

In conservation areas it is necessary to submit a design and access statement to show that any development within the curtilage of a dwelling is compatible with the design of the main dwelling and surrounding development.

This form is to provide the minimum information to demonstrate the acceptability of the design.

1) Describe the setting and design of the main dwelling, any other buildings in the curtilage and the surrounding development.

17A Broadwalk consists of the first floor of a three storey, mid-C19th semi-detached listed villa fronting onto the public park in central Buxton. The villa is of a basic classical design with simple motifs. 17A is formed by the main house block and the upper portion of the service wing to the rear of the original house, to which a small extension was added in the early C20th, using similar design motifs. The Villa that contains 17A is one of a number whose front elevations front the public park on this side and form a prestigious backdrop to the park. The road to the rear provides in effect a service road to this line of villas. It is tree lined and delineated by the property boundary walls, historic outhouses/coal stores, service entrances and drives.

The adjacent villa, facing 17A has been extensively extended and all garden space removed to form a car park. The church opposite, to the rear, has been converted into flats.

2) Explain how the proposal relates to the main dwelling and to the other buildings in the area, the street scene. Give details of the proposed external materials, walls, roof, doors windows, any hard surfacing or hard standing.

The proposal seeks to remove the 1950's door inserted in the early C20th extension to the original villa and replace it with one of more appropriate design. This door will be of painted softwood as would be expected of a secondary door to such a villa.

A window added at a similar time is to have the glazing replaced with leaded glazing to match that inserted in the early C20th extension at the time of its construction.

An opening top light is to be altered to the kitchen window to provide a neater window. The new opening light will have astragals fitted to align with the original sash section below.

These are the only external changes to 17A.

3) Explain any measures proposed to protect the amenity of neighbours.

Alterations to these windows and door will not affect the amenity of neighbours.

4) Describe the existing access to the proposal area and any proposed changes to it.

There will be not changes to the access arrangements.