

Supporting Design statement ref:

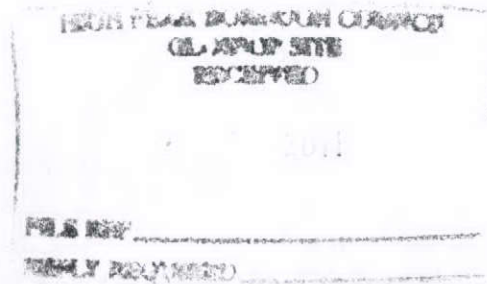
Carrington House, New Road, Buxworth High Peak, SK23 7NF

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1. Introduction:

Carrington House is located on New Road, Buxworth and is the first property on the right-hand side when approached from Whaley Bridge via the B6062. The rear of Carrington House sits adjacent to New Road with pedestrian access via an entrance gate, vehicular access is made to the property via an open drive located on New Road approx 50m prior to pedestrian entrance.

Carrington House is a detached residential property built 1865/70 and located within grounds of approximately 1.1 acre.

Carrington House has over recent years suffered from the impact of both poor structural maintenance and the uncontrolled growth and proximity of vegetation. The effect of which has left the property requiring extensive external repair to address these issues.

Carrington House has also lacked the necessary investment to maintain the internal condition to a level consistent with modern living standards and requirements. This applies not only with regard to amenities and services but also to such considerations as energy efficiency, insulation and sustainability.

2. Proposal:

It is our intention to renovate and restore Carrington House as a family residential dwelling with consideration to the heritage of the property, location and character of the building. However specification and use of modern materials to enhance energy efficiency, alternative technologies and sustainable solutions will be implemented where appropriate and acceptable. At this stage of the process there are as yet no final decisions on these materials and solutions, the priority being the structural integrity of the building. We do not plan to significantly change Carrington House but to re-instate the property to its form character and standing in the area, protect the building from further decay and provide modern living accommodation for our family within the Buxworth community.

3. Considerations:

At this point it has been necessary to site living accommodation at the property (static caravan) for the duration of this phase of work (approx 18months).

The property was purchased in December 2010 and was gradually cleared and prepared over the next 3 months for the renovation to begin. During this time the property was subject to burglary and many features removed both internally and externally from the grounds. It is with this in mind that it has become increasingly necessary to protect the property from further theft that as a family we have been forced to take up residence.

Also; the current condition of the property internally makes it difficult to provide the most basic living facilities whilst undertaking the required renovation and therefore our application to site a static caravan on the site has become necessary to allow a quicker timeframe to be achieved.

We are very aware of the visibility that Carrington House has not only from the roadside but as a significant landmark building within the Buxworth community. We are committed to bringing this building back to life from its current condition.

As part of our considerations to this building renovation we are also concerned at the impact of heavy and speeding traffic along this section of New Road and the safety issues for both pedestrians (especially children on the pavement) and vehicles leaving and entering Carrington House. With this in mind we will pursue this issue with the appropriate authorities.