

Proposed Internal Alterations at Longden Court, Spring Gardens, Buxton.

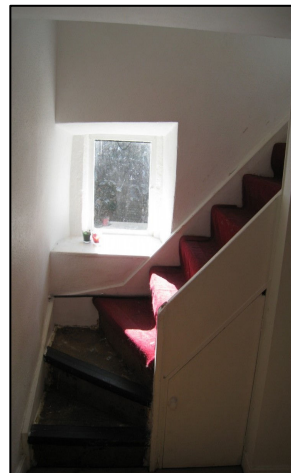
Listed Building Application

Design and Access Statement:

December 2011

Applicant:

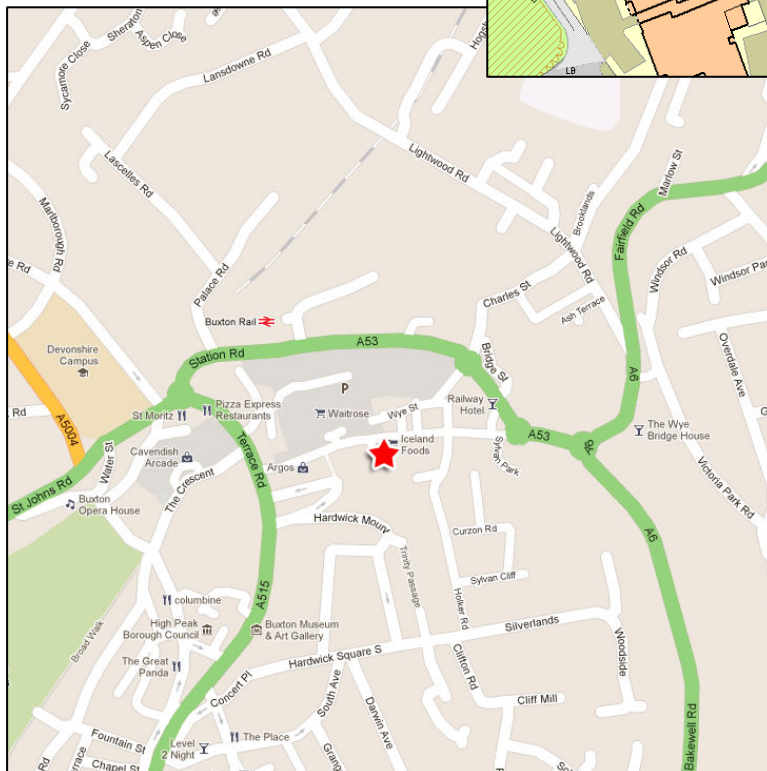
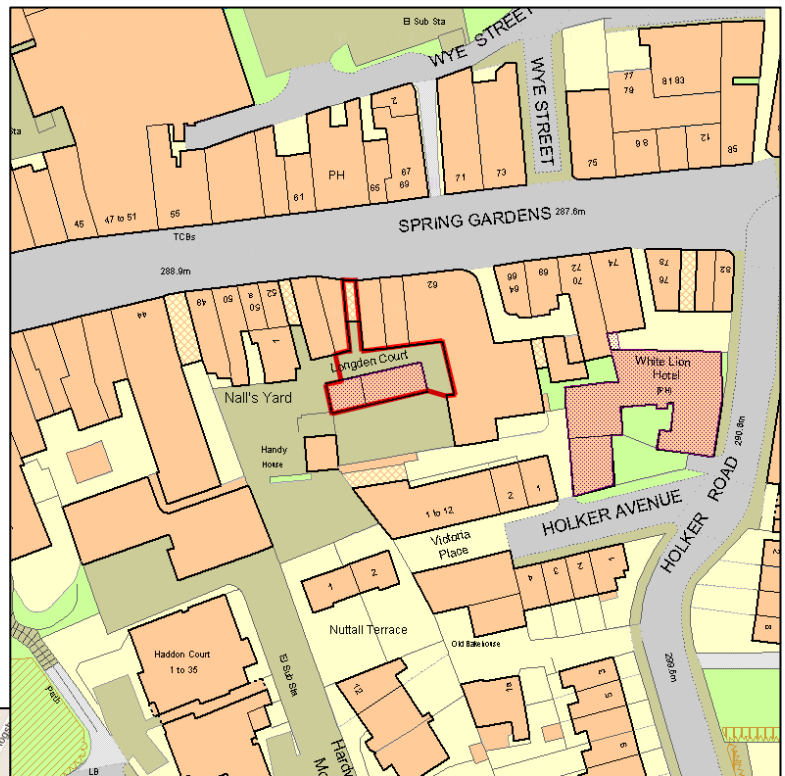
Mr & Mrs Frasier.



Location

Longden Court
Spring Gardens
Buxton
Derbyshire
SK17 6BZ.

Easting: 406084
Northing: 373566



Site Description & Planning History

Three storey detached Listed building located in Buxton town centre, set back behind high street shopping area. Predominant materials are coursed gritstone walling to front elevation, random gritstone walling to sides and rear. Natural blue slates to roof. Timber framed windows - vertically sliding sash type to front elevation painted white, side hung casements to rear with blue paint finish. Split usage of building - Ground floor being B1 Office / storage use, First and Second floor Residential accommodation. The Property lies within designated Conservation Area.

Listing Text:

Source: <http://www.britishlistedbuildings.co.uk/>

BUXTON

SK07SE SPRING GARDENS

616-1/2/3 (South side)

Longden Court, to rear of No.54

(No.54 not included)

II

Workshops, now architects offices. Late C18 with C20 alterations. Coursed squared millstone grit to front, rubble to rear and sides all with ashlar dressings. Roof not visible, stone stacks.

EXTERIOR: 3 storeys; the eaves to right-hand have been raised.

Quoins. Front: irregular 8-window facade. Ground floor has a pair of doorways with plain sash to left between the external stairs. Beyond to left a doorway and a single sash plain sash.

First floor has 4 plain sashes, flanked by single doorways with panel doors, both reached up an external flight of stone steps. To the left 2 more plain sashes. Above 5 smaller plain sashes. Most openings have flush ashlar surrounds.

Left return has a blocked opening to both lower floors. Right return has a single window to ground floor.

Rear has scattered fenestration, most with wooden casements and to second floor extreme right, a 2-light flush mullion window. 2 brick buttresses to ground floor.

INTERIOR: altered and sub-divided late C20, stairs moved from original position.

This building was built as workshops or an early factory, converted to cottages in the late C19, and to offices late C20.

Listing NGR: SK0608473566

Previously known planning applications relating to this site:

(online application search made via High Peak Planning website - <http://planning.highpeak.gov.uk/>)

HPK/0002/6065	Validated 04/11/1987 THREE SMALL SHOP UNITS AT GROUND FLOOR Approved 10/10/1986.
HPK/2004/0409	Validated 05/05/2004 Change of Use from existing offices to dwelling Refused 28/07/2004.
HPK/2004/0872	Validated 20/09/2004 Change of use from existing offices to dwelling Approved 15/11/2004.
HPK/2005/0542	Validated 14/07/2005 New openings internally and externally for doors and windows for previously approved flats. Withdrawn.
HPK/2005/0543	Validated 15/07/2005 New openings in rear elevation Withdrawn
HPK/2005/0660	Validated 30/08/2005 Change of use from offices to three No flats, internal alterations and elevational adjustments Approved 03/11/2005
HPK/2005/0661	Validated 30/08/2005 Listed Building Consent for change of use of office to 3 flats, reinstatement of original windows and new door opening and internal adjustments to suit layout Approved 03/11/2005

Use

What buildings and spaces will be used for.

Existing use retained. Ground floor Office / Storage area with Residential accommodation above.

It is proposed that the internal layout of the building is altered relocating habitable rooms and the provision of a lift, to allow wheelchair access to all floors.

Internal alterations to include:

- Provision of platform lift to allow access to all floors
- G.F. Utility / WC relocated.
- G.F. Staircase introduced.
- G.F. Storage room introduced.
- F.F. Opening form in existing wall to allow access from lift to residential area.
- F.F. Bathroom reduce in size to for shower room.
- F.F. Floor construction removed to provide gallery to G.F. level.
- F.F. Kitchen / Dining / Living room relocated from Second Floor.
- S.F. Opening formed in existing wall to allow access to all areas.
- S.F. New partitions introduced to form Bedrooms and Bathrooms.

Amount

How much would be built on the site.

Scale

How big the buildings and spaces would be (their height, width and length).

Internal alterations only. It is not proposed to extend the property.
Gross internal floor area to each floor = 80m²

Landscaping

How open spaces will be treated to enhance and protect the character of a place.

The external space to front has stone pavers which will remain.

Appearance

What the building and spaces will look like, for example, building materials and architectural details.

There are no proposed alterations to the external fabric of the building.

Internally, the new partitions will be of timber stud construction with plaster & paint finish. New skirtings / architraves where required. New staircase from ground floor in either timber or metal construction. General decorations throughout.

Access

Access to the site is from North via pedestrian passageway between 56 & 58 Spring Gardens.

Justification Statement.

The applicant wishes to make minor structural alterations and construct new internal partitions to make the property better fit their lifestyle and functional needs.

The property (internally), has no features of architectural or historical merit. Planning history suggests that many internal alterations have been made over the years and any historical or important elements have long since been removed. The internal spaces have a modern feel - plastered walls with white paint finish throughout.

The Applicant has recently given up driving. This was the trigger to find a property within the town centre, where it will be simpler to shop and travel by bus and train.

Longden Court has been identified as a ideal family home where there is enough residential accommodation and also an area for the continuation of their small business 'Hotspur Theatre Services', which will operate on the ground floor continuing the current use class.

The Applicant has limited mobility. The main access to the first floor is via external stone stairs, which are starting to show signs of decay from pedestrian traffic. The introduction of an internal lift will allow the applicant wheelchair access to all floors from ground level, and also reduce wear and tear on the external fabric of the building.

With internal remodelling, the property fulfils the applicants requirements as a dwelling with office storage area. As a result, the listed building as a whole can be maintained and protected throughout the life of its new owners.