SJ DESIGN LTD

Design, Access and Heritage Statement

January 2012

Anton House, 7 Eagle Street Buxton SK17 6ER

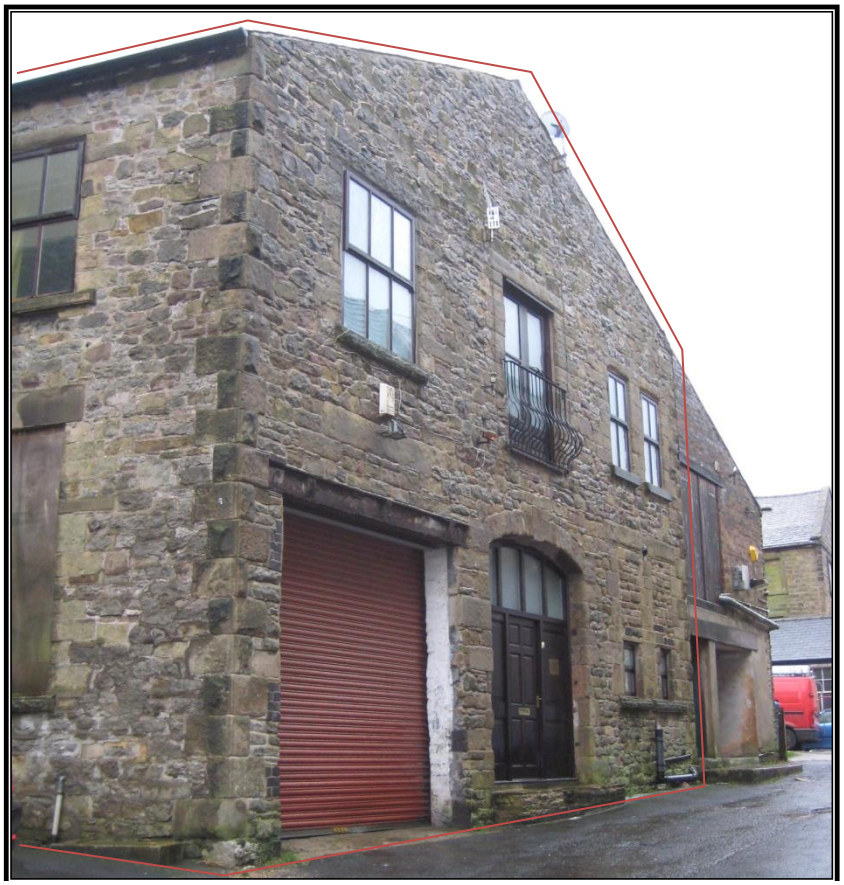



Figure 1-Aerial view showing location

- **Applicant**
  Stephen Tyler

- **Proposal**
  Extension of existing first floor living accommodation into ground floor storage/garage area to form a single dwelling house and retention of parking space.

- **Location**
  Anton House, 7 Eagle Street, Buxton SK176ER

- **Agent**
  Simon Jones
  SJ Design Limited
  The Old Co-Op Building
  Church Street
  Hayfield
  High Peak
  SK22 2JE

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Background
Anton House is a two storey property located within the Buxton Central Conservation Area. The first floor area is currently used as a dwelling with parking internally at the ground floor. The ground floor area was used until recently as parking and storage by the previous owner and is now used as parking by the applicant and current owner.

The Proposal
The proposal is to convert the existing storage area at ground floor level to become part of the existing habitable accommodation and retain the existing parking arrangements.

The proposals seek to establish Anton House as a single dwelling house with no commercial use.

Design
The proposals result in minimal change to the exterior. The design and choice of construction materials used will reflect the existing building and the street scene: The new ground floor windows will be uPVC mock sash (brown) to match the existing.

Due to the minor nature of the development we believe it is not necessary to employ a Heritage Specialist to inform the design process.

Accessibility
The development will remain accessible from Eagle Street via existing arrangements maintaining inclusive access and access for emergency vehicles. The parking provisions are unchanged.

Significance of the historic fabric/area that will be affected
As stated the property is located within the Buxton Central Conservation Area.

Currently the existing ground floor windows are blocked internally and boarded externally.

The impact of the proposed work on the historic fabric/area
The development is minor in nature. The new windows will be uPVC mock sash (brown) and have been designed using materials to match the existing property and that of the surrounding buildings.

No historic fabric will be lost as a result of the proposals and the street scene will be improved by re-instating the ground floor windows in the existing window openings.

Conclusions
In conclusion, the proposals seek to convert the existing storage space at Anton House to form part of the existing dwelling and will improve the street scene.