HPK/2012/0190

Design and Access Statement that Relates to the Proposed Demolition of The Existing Dilapidated Garage, and Its Replacement with a Combined Garage, Store and Garden Shed at 141, Green Lane, Buxton, Derbyshire. SK17 9DQ.

28 MAR 2012

The purpose of this application is to seek permission for the construction of a Garage, Store and Garden Shed as outlined above to replace an existing one. The proposed scheme seeks the demolition of an unsightly and dilapidated Garage that is in an advanced state of disrepair and occupies a footprint of some 55sq mtrs. Its replacement would be used as a Store and Garden Implement Shed as well as a garage, would occupy a footprint of some 108sq mtrs, and be more in keeping with the existing, house and its outbuildings.

The large, imposing, detached house, along with the outbuildings, that the Garage serves, were constructed around 1885, in extensively landscaped grounds, with the intention of it being occupied as a family house. As correspondence dated the 25th March from the Council confirms, the Site itself is complex in both its size and topography. All of the buildings on this impressive Site are constructed in the Victorian style that contributes such a great deal to Buxton's special attractiveness, with the exception of the Garage, that it is proposed to demolish. This structure falls well short of the high architectural merits of the other structures on the site, being constructed as it is with corrugated asbestos and iron sheets, painted black, forming the roof and the gable pikes along with part of its walls the remainder of which are built with a crude mixture of poor quality higgledy piggledy, coursed and random limestone and gritstone. The windows and doors consist of a mix of out of keeping, old timber and abrasive, white modern P.V.C.U.

I am not aware that 141, Green Lane can be attributed to a particular architect. What is clear, however, is the fact that this desirable detached dwelling along with its outbuildings forms a most attractive, natural grit stone built building, having a blue slate roof that typifies the substantial Victorian structures that give Buxton its very distinctive characteristics. The well-proportioned window and door openings surrounded by natural grit stone jambs, mullions, sills and lintels, along with the stone quoins add to the grandness of the building as a whole. It is proposed that the existing, structurally unsound, detached Garage, which is of little architectural merit or significance, will be demolished. Its existing footprint will be extended width wise to avoid leaving an unusable, narrow tongue shaped area of land on the Southern Elevation. It is proposed that the new garage will be constructed with materials and finishes that match the existing house along with its additions as closely as possible. The majority of people would see the new structure as a great improvement on the former and very much a Planning Gain. A view that has been unanimously expressed by all of the neighbours, consulted about the proposals.

The positioning of proposed building in the corner of the garden occupied by the present garage is the most logical and practical site. The existing extensive lawn and gardens enjoyed by the occupiers of the plot are on many differing levels. It would be impossible to locate the garage and a new drive elsewhere within the grounds of the property with out it becoming intrusive into the amenities enjoyed by the occupiers of the house and their neighbours. Repositioning the garage and the creation of a new driveway would also destroy part of the mature gardens, which contain the odd tree of Grade A status. Grade A trees are those of major importance visually or that posses a particular landscape character. In addition there are several that have the potential to become Grade A specimens. Repositioning would definitely make it a much easier target for members of the criminal fraternity.

The proposed new development will have virtually no impact on the owner/occupiers of the neighbouring properties and the surrounding locality. As stated above, consultations with those who may be affected by these plans have shown that they welcome the proposals. Particularly in view of . the speculation concerning what was going to happen to the Site following the submission of plans for the intensive redevelopment of the house and its grounds. In fact we believe that a recent Planning Approval gave permission for the construction of a two storey dwelling virtually on the same footprint as the proposed garage as part of the extensive redevelopment of the whole site. This development proposed a significant increase in traffic levels in area, which contains a primary school, as well significant changes to the street scene as a whole and the loss of the mature garden and grounds.

The creation of additional noise cannot be considered to be an issue with the proposed development. And there are to be no changes to the means of pedestrian and vehicular access to the Site. All materials and finishes will match the existing as closely as possible, and the work will be carried out by competent tradesmen and their associates.

My Client considers that he's already shown his determined commitment to the upkeep and safeguarding of this architecturally important dwelling and grounds by the extensive works of of repair and improvement that he has already carried out to this, his families home, in the relatively short time that his family have been in residence. The provision of an adequately sized garage would greatly assist him in his determined efforts to restore the premises as a whole to its former glories. There are a great many dwellings in the town that do not benefit from being in such committed ownership. And teir neglect has a marked effect upon the appearance and status of Buxton as a whole.