HPK/2012/0258

Bath House, 2 Macclesfield Road, Buxton SK17 9AH

15 MAY 2012

Grade II Listed Building - Proposed Two Storey Extension
Design and Access Statement

Design Statement

Bath House (Grade II listed building) lies in a large garden laid mainly to lawn with hedging, and stone walls with mature trees and shrubs, fronting Burlington Road and Macclesfield Road. The rear of the property has a block paved driveway providing parking for vehicles.

The building was listed on 31 January 1997 and has an English Heritage Building ID 463151. It was originally built for a Dr Norton in 1789 and has an exterior of 3 storeys with a 2 storey wing. There are later modern extensions at the rear of the main part of the house and also a later lean-to garden store.

The garden elevation has a 3 window range with a central doorway under a projecting stone porch with stone slate roof. To the left is a 2 storey wooden canted bay window with flat lead roof and 2/2 and plain sashes. To the right a 2/2 sash with Tudor hood mould and similar sash above. There is a central 2/2 sash window between the first and second floor. The top floor has a single 2 light sliding sash with glazing bars and Tudor hooded moulds either side.

The design of the proposed elevation is 2 storey and is well set back from the main house to allow some visual separation. The garden elevation external materials will be pebble dashed render with gritstone dressed quoins protruding slightly from the face of the render together with a gritstone plinth. The rear elevation will have the same wall finishes. The gable wall to the extension will be built of natural gritstone to match the main building, bedded and pointed in a lime mortar mix.

The gable chimney will be built of smooth faced stone panels and bedded and pointed with a fine joint in a lime mortar mix. The design will match the existing chimneys to the main house. The roof will be covered in concrete slates to match the main house roof and the verge details will be formed with the slates and a lime mortar fillet.

Guttering to both sides of the roof will be half round cast iron on metal rise and fall brackets with traditional cast iron rainwater pipes, with one soil and one vent pipe, all will be painted in a matt black paint.

The windows, front and rear, will be singled glazed timber traditional sash windows with a paint finish. The cills to these windows will be natural gritstones splayed and throated.

The position of the proposed extension will not impact on the adjoining neighbours, as there are no windows within the stone faced gable, and they have planted bushes on the boundary.

Finally, the proposed extension harmonises with the parent building and also respects the dominance of the original. It is therefore subordinate to it in terms of its size and massing. This has been achieved by setting back the new extension from the building line and keeping the eaves and ridge lower than the main building.

Access Statement

This listed building has been given an entrance doorway comprising of double doors under a protected porch at garden level thus enabling wheelchair access to all ground floor rooms. The rear access is more difficult due to the existing ground levels and therefore the rear part of the building can only be accessed by a series of steps.

The existing staircases can be described as ambulant due to the age of the building. Access to the ground floor lounge area will be through a wide opening.

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