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PDA GROUP

PRICE DINSDALE ASSOCIATES LTD

CHARTERED ARCHITECTS

DESIGN & ACCESS STATEMENT

For

PROPOSED EXTENSION TO HEADQUARTERS

(BURBAGE BAND)

At

NURSERY LANE, BUXTON

September 2012

Proposed Extension to Headquarters

(Burbage Band)

At

Nursery Lane, Buxton

Supporting Design & Access Statement – September 2012

DESIGN STATEMENT

Introduction

The Headquarters of Burbage Band, containing rehearsal facilities, instrument storage, etc., is sited adjacent to Burbage Churchyard, on the south-west side of Nursery Lane, and immediately to the south-east of the Burbage Institute building.

The original Band Headquarters building was demolished some five years ago, due to timber decay and asbestos content. A new structure, of extremely simple form and materials, was Consented to sit on the site of the old building, the footprint of which it almost exactly replicated.

However, as the Band has grown in membership and range over the last few years, it has outgrown the space originally provided. It will be appreciated that some brass and percussion instruments are extremely bulky, and additional space is now required to accommodate a highly successful and physically growing Band.

As a non-domestic property, it is required that a D & A Statement accompany any Application for Planning Consent, no matter how small.

The Perceived Need

The need is to provide additional storage space for large instruments, so freeing up a larger area of the existing building for rehearsal space.

The Location and Physical Form of the Development

There is only one viable location for extension – to the south-west of the existing building, and up to the boundary of the Band's land ownership. This is presently indicated by a low stone-faced retaining wall to the south-west and south-east sides of the building, a wall being unnecessary to the north-east (street frontage) and north-west (abutting Burbage Institute).

The form of the proposed development is a simple, 2m extension of the profile of the existing building, toward the south-west, and utilising the same external finishes as the existing structure.

Sustainability

Considerations of sustainability fall into two main categories – those concerned with design and construction, and those concerned with location. The former are relatively easy to address, being largely a matter of choosing appropriate materials and technologies.

Addressing the latter, the premises at Nursery Lane have been the Band's Headquarters for many years, and as a nominal extension to an existing facility, there is no case to answer in terms of the sustainability of this proposal.

Proximity of a Listed Building

The Application site lies to the north-east of the Parish Church of Burbage, and within the original curtilage of its churchyard, although the application site is now in the ownership of the Applicants. Listing information for the Church is as follows:-

BUXTON

SK07SW MACCLESFIELD ROAD, Burbage
616-1/1/93 Christ Church
23/04/86
(Formerly Listed as:
BURBAGE
Christ Church)

II

Parish church. 1860-1 with additions 1891 and early C20. By Henry Currey. Patron the 7th Duke of Devonshire. Coursed millstone grit with ashlar dressings and slate roofs with coped gables and kneelers.
STYLE: Romanesque Revival.
PLAN: nave with aisles under parallel pitched roofs, west tower with stair turret and porch, north and south transepts, chancel with apsidal end, organ chamber, and vestries at either side.
EXTERIOR: pilaster buttresses on wide set-off plinths, chamfered plinth and sill band. All openings round headed.

South front has doorway with chamfered and splayed jambs in tower with gabled string course and slender central shaft repeated on 3 other sides. West face has 2 pairs of small windows which light the porch, 2 narrower windows above to west and south to the ringing chamber. Above an upper string course, a pair of arched recesses to each face, contain foiled and louvred circular bell openings, with a louvred gablet at eaves level above each pair.
South aisle has 3 windows with raised hoods and linking corbel table.
South transept has 2 windows with large circular foiled window above.
East front has central semi-circular apse with 5 windows and gabled vestry to right with large circular foiled window.
North transept similar to south, north aisle has 4 windows.
West front has single window to aisle with almond shaped window in gable, and to right 2 windows to nave with above a large circular foiled window. Semi-circular stair projection at junction with west tower.
INTERIOR: plastered. Nave with square section, chamfered wooden arcade posts, on moulded stone bases, shaped angle braces to plates and pierced spandrels, creating the effect of arches. Stone piers of quatrefoil section, on west side of crossing with moulded caps. Stilted chancel arch with orders of splayed mouldings on capped shafts. 5 windows in chancel apse with trefoil arched heads. Open timber roof. Painted decoration in chancel 1916.
FITTINGS: include early C20 in C14 Gothic style. Altar and retable in mid C16 English renaissance style. Square Caen stone font. The pews are reputedly Butterly pews. Derbyshire black marble pillars.
GLASS: include C19 and C20 windows; the south aisle middle window 1915 by Morris & Co.
(The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 112; Foster FA: A Short History of Burbage and its Parish Church: 1961-).

Listing NGR: SK0438372877

Source: English Heritage

In terms of the possible effect of the proposed development on the setting of the Listed Building, this is unaffected by the small extension proposed, and it is assumed that any relevant effect was considered at the time when Consent was granted to replace the original building.

Economic and Social Implications

There are no direct economic consequences of this proposal on the macro-level. As far as the Applicant is concerned, which is a Registered Charity, the implications of not being permitted to expand could be far-reaching in that a new site would eventually have to be found, which, in the built-up area of Buxton would not be economically viable for a relatively small group.

In social terms, although the Band may constitute only a small group of people, they have a significant and very positive effect on the local community. Burbage Band is a very successful competing band, of regional reputation. It acts as an inspiration for local children and adults to take up a very rewarding and educationally worthwhile skill, often for the whole of their lives. This is actively encouraged by the Band's junior section. The Band also pays a major role in the annual pageantry of the town and the area as a whole, appearing many times to support local public events, and raising money for charitable causes in the process.

Conclusion

This proposal enables a long established and successful local entertainment charity to continue its growth and good work in the community. There are significant and permanent community benefits accruing from the continued success and expansion of Burbage Band.

There is no significant downside in terms of amenity/ visual impact/ street scene resulting from this minor extension to the rear elevation of an existing building.

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September 2012

ACCESS STATEMENT

Access must be considered both in terms of inclusivity within a development, but also in the wider context of the location of the proposal within the local environment.

Access Within the Development

Within the site, parking provision remains unchanged.

Level access is already provided at the main entrance, which also incorporates a disabled w.c. facility designed in accordance with Building Regulation Part M requirements for semi and non-ambulant users. The new entrance to the south-east elevation, although principally for loading instruments, will also act an as an emergency fire escape, and will also feature level access.

There are no changes in floor level within the premises.

Access to and from the Development

Vehicle access to the development remains unchanged. There is limited room "off road" on the highway frontage for the discharge and collection of non- or semi-ambulant visitors.

The development is located on Nursery Lane, approximately 100m from its junction with the main A52 Leek Road, which is served by frequent public transport.

The location represents a long-established and convenient location for the majority of the persons who use it.

PDA GROUP
August 2012