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High Peak Borough Council Planning Dept.
Buxton Town Hall
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Design and Access statement

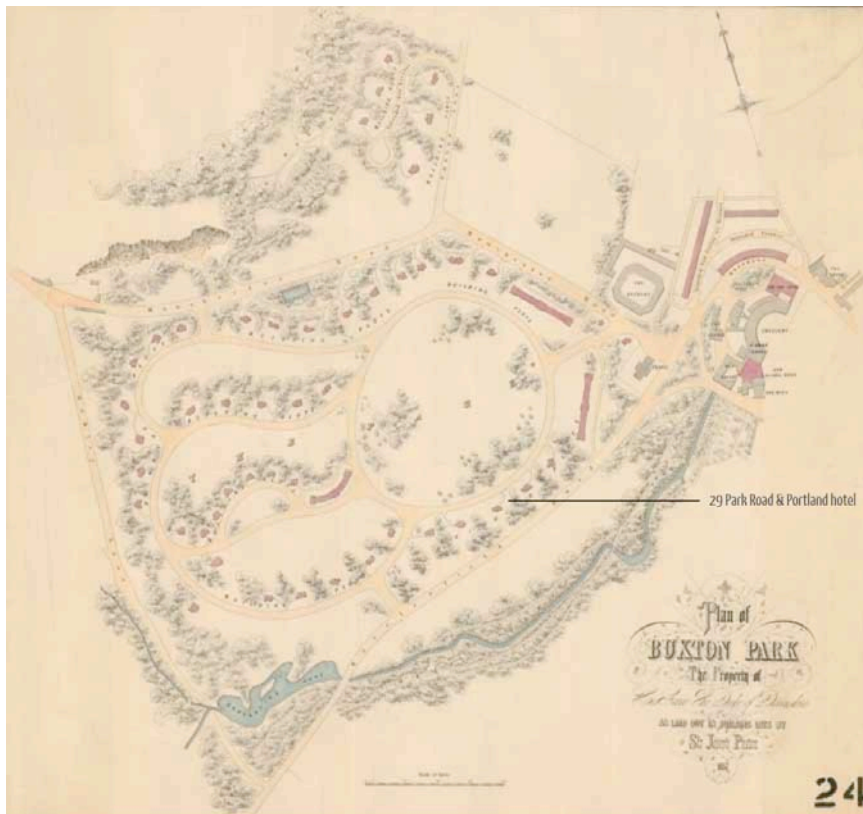
Client: Mr. & Mrs Eddies

Site Address: 29 Park Road, Buxton, SK17 6PU

The property to which the application relates is a semi-detached two storey mews house which is attached to the rear Park Road side of the Portland Hotel. The house was built in 1860 and formed part of the Victorian hotel complex. It has since been separated and is now in private ownership.

Surrounding Local Area

The property sits within 'The Park' conservation area. The design masterplan for which was first prepared by Joseph Paxton in 1852 for the then Duke of Devonshire.



Pl. 29 - Joseph Paxton's plan of Buxton Park (1852)

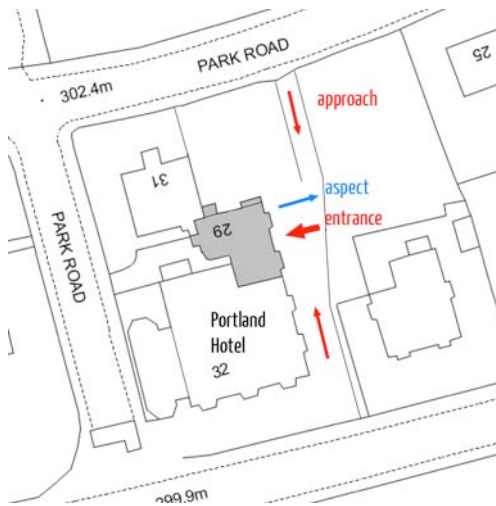
Image taken from conservation area appraisal

The land was developed as a development opportunity and sold off to private developers within a new public park around a central circus containing the cricket ground. Development of houses throughout the 1850's and 60's was slow however due to the overly large plots and only picked up through the 1870's when Devenshire Park was developed and Housing along St John's Road which became popular due to it's location near the Pavillion Gardens and Opera House. With the introduction of the railway in the 1860's tourism picked up and hotels started to be created such as the Leewood in 1864 and large Empire Hotel in 1901.

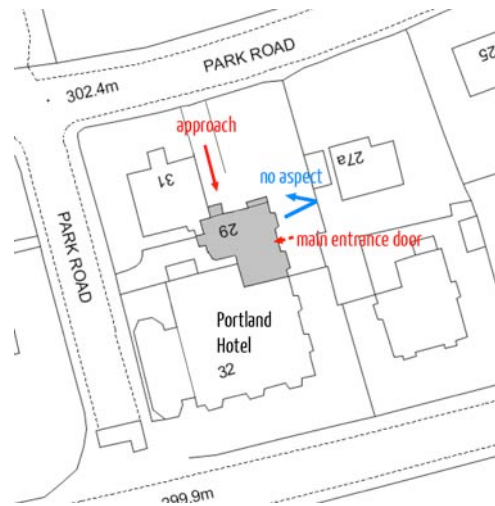
Existing House

It is not clear which properties came first, the three townhouses fronting St. John's Road which now form the Portland Hotel or the rear mews house of no 29. What is clear from the architecture is that the townhouses were originally designed as residential houses and were then converted into the hotel at a later date. This has meant that there has been quite significant remodeling of the rear of the hotel and number 29 where boundaries have shifted over the years, including flying freeholds.

What is also clear is that the primary front elevation to number 29 does not face Park Road. Instead, it is joined to the east side of the hotel elevation and has an easterly aspect as it's principle elevation. Access to number 29 was originally gained by a drive through the plot of new number 27A which was built around ten years ago. This has therefore changed the aspect orientation of the house somewhat.



Original landscape layout and drive sequence



Construction of 27A has removed main elevation aspect to the east and altered approach. Entry now gained through kitchen doors



Existing photo of front of property



Existing photo of the side of the property facing Park Road

The main easterly elevation with bay windows and central entrance door now has a very foreshortened aspect and looks directly onto the side elevation of number 27A. The drive sequence has also been altered so that on approach to the house you are directed to the north side French doors which give access to the kitchen / dining space. There is a small timber framed porch that attempts to provide some signification of entrance but it's scale and tired condition is not effective.



Aspect to number 27A from front of house



View from Park Road. House is set back and hidden down the drive by a tall perimeter hedge.



Approach to house side kitchen entrance



View from Park Road. House is set back behind main housing line.

Materials- The property is built of gritstone walls with a blue slate roof and a mixture of sash bay windows and casements with leaded lights painted in white. It has hipped roofs and a very tall chimney typical of the area.

Additional Information

The property is not listed, or but is within The Park Conservation area. There are no trees surrounding the property that either have preservation orders placed on them or will be affected by the proposals. Relevant planning policy is contained in the High Peak Local Plan, Local Development Framework and SPD 2 Residential Design.

Planning History

There is no record of planning history on the High Peak Website but there have been alterations in the past including a small timber porch on the north elevation, a lean to living room small extension and a rear kitchen atrium extension in the back court that are additions to the original house- dates unknown.

I have been informed by the client that there has been a positive telephone call between the previous architect Mr Neves and Jane Colley which discussed the principle of a side elevation projecting towards Park Road which would form a new entrance sequence.

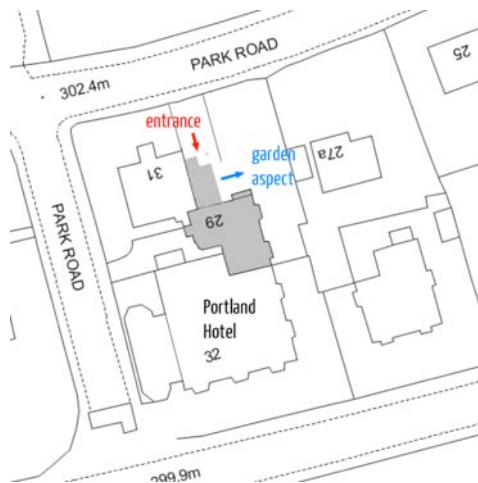
Design Considerations

Existing House Initial observations and client briefing to help inform the new design:

- As previously discussed, a clear entry sequence needs defining now the orientation of the house has shifted.
- The house has no ground floor wc, utility or storage space.
- The existing timber framed porch is tired and requires replacing- currently only used as storage
- The existing French doors as being north facing are cold and drafty as there is no draft lobby and enters directly into kitchen / dining space.
- The windows in the house are tired, single glazed and require replacing / upgrading- consideration required as to style as currently a mix of sash and top opening casement with leaded lights.

Proposed Development

The proposal is to construct a modest single storey garden room style extension that projects from the north wall of the kitchen up the rear side of neighbouring number 31 and provides a clear entrance portico at it's head with a good proportion of solid to void facing the road. The rear dark west side of the extension will be given over to functional rooms such as utility, store, cloaks and shower/wc, whilst the east side will open up views to the gardens and will provide a buffer space before entering through the existing French double doors into the kitchen / dining space.



Proposed site layout

It is intended to provide an entrance on the head of the extension but to maintain the principle formal elevation as the one facing 27A. The new extension will have a solid gritstone end to Park road with half removed to form an undercover portico entrance. The private easterly front elevation will be more glassy and will form a conservatory style garden room that will be formed in traditional timber frame with a blue slate roof to match the existing house.

As the drive slopes down to the house and there are large hedges around the perimeter the single storey extension will be largely hidden from view except for the narrow end that signifies entrance.



Detail of Windows

The newly proposed and replacement windows will be mock sash, outward opening timber framed double glazed windows to match the sash windows on the principle elevation. See PL008 for a section through these illustrating the detail with stone sills, timber guttering and separating decorative columns. The windows will be set back 100mm from the stone face.

It is also proposed to remove the three ground floor windows to the living room and replace with French doors that will give the living room a much better connection with the garden. The doors will replicate the style of the main extension and will so be more in keeping with the original style of the house.

Environmental Impact

In keeping with Government directives on energy efficient homes, it is intended to construct the extension to better than current building regulation thermal performance.

Bat Survey

The proposals intend on demolishing the existing timber framed porch. As this has closed eaves and is in constant use, a bat survey is not deemed necessary in this instance.

Access

Pedestrian and vehicular access will remain unchanged. The drive is shortened but space for two cars end on end is still maintained plus pedestrian movement.

Impact on Neighbouring Dwellings / Buildings

The neighbours at number 31 will be little effected as their upper windows would remain higher than the proposed extension. Rooflights on the back edge of the extension will be obscured glazing. Neighbours at number 27A will also not be affected as their side elevations of the house and garage are blank or obscured.

Flood impact

The property does not lie within a flood plane as defined by the highways agency.

Drainage

The proposals, will feed into existing public drainage system

There will be a construction management plan in place to minimise construction wastage and reclaimed materials will be used where possible.

Further Information please refer to planning drawings:

EBH PL001 Location Plan,
EBH PL002 Site Block Plan
EBH PL003 Existing Ground Plan,
EBH PL004 Existing Elevations
EBH PL005 Proposed Elevations
EBH PL006 Proposed Ground Floor Plan
EBH PL007 Proposed Roof Plan,
EBH PL008 Proposed Section
EBH PL009 Existing Site Plan