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Design and Access Statement

Proposed Division of an Apartment into 2
at
6B Manchester Road, Buxton, SK17 6SB
for
Layton Lee LLP

August 2013

Planning History

This application is for full planning permission for the conversion of a single apartment into two separate apartments. The existing accommodation is a large 7 bedroom property and due to its size the applicant has experienced difficulty obtaining suitable tenants and is therefore seeking a more sustainable use for the premises. The alterations to form two apartments require only minimal external alterations that would not alter the character of the existing building. There are currently no parking spaces for the existing apartment and the site is in a central location with good transport links however after discussions with the Local Planning Authority we are proposing two new parking spaces. The site is within Buxton 'The Park Conservation Area'.

The Design Process

Existing Site Context
The existing property is at the first and second floor level of a substantial semi-detached property within Buxton 'The Park Conservation Area'. The existing property has a private entrance at the rear of 6 Manchester Road.

Assessment / Design Constraints
The existing building does contribute towards the architectural merits of the conservation area. The minimal external alterations will respect the current materials and architectural styles demonstrated within the area, enhancing and contributing towards the quality of the area.

Involvement / Pre-Application
Pre-application discussions have taken place with the local planning authority and comments incorporated within the scheme.

Evaluation
The upper floors divide naturally into two apartments with a communal stair access from the existing ground floor entrance. The alterations must respect the style and scale of the existing building.

Design Proposals

Amount
The proposed development consists of 2 apartments at first and second floor level.

Layout
The layout of the apartments falls within the existing footprint of the building.

Scale
The proposals do not affect the scale of the building.

Landscaping
There are no landscaping proposals.

Appearance
The proposed external alterations will complement the style of the existing property by using materials which respect the colour and quality already present, all new windows will be traditional timber to match originals.

Access

Access to Development
The premises are centrally located within a short walking distance of shops, supermarkets, Buxton train station and local bus routes.

Heritage Statement

The National Planning Policy Framework requires applicants to submit a Heritage Statement with planning applications within Conservation Areas.

Setting
The site is within Area 5 (The Parks) of Buxton Conservation Area. This sub area includes the planned development of Buxton Park and Devonshire Park, developed by the Dukes of Devonshire between the 1850s and 1880s to landscape layouts by Joseph Paxton and Robert Rippon Duke.

Design Concept
The design concept of this development has been fully explained earlier in this Design & Access Statement.

Impact of Development
As the external alterations are kept to a minimum there is minimal visual impact on the Conservation Area. Providing more appropriate accommodation will contribute to the vitality of the area and provide additional housing in a highly sustainable location