HPK/2013/0502
HIGH PEAK
05 SEP 2013

Design and access statement

These details are submitted in support of the RE-APPLICATION of planning application No: HPK/2012/0709 for No.1 Park Road, Buxton SK17 6SG, which was submitted on December 13th 2012 and subsequently refused January 29th. 2013, based broadly upon the same objectives and aspirations, the submissions are to be included as part of the application details.

PROPOSAL: Full planning application for the creation of a 2 storey extension to create a double garage to the ground floor with kitchen and living room to 1st floor, 5 new roof lights to main house, plus the re-configuration of the existing driveway entrance.

Following consultations with the planners a considerable number of changes have been incorporated within this re-application in order to address the issues raised, in order to highlight these changes it is necessary to set out the original 'reasons for refusal' as sited within the refusal notice, these were as follows:

Refusal reason 1. ***The differing scale, massing, height and fenestration of the extension as proposed would result in a cluttered appearance which would not reflect the existing dwelling, contrary to policy GD4 of the High Peak Local Plan.***

RESPONSE: Ridge height reduced by 1.5 Mtrs., design, style and size of dormer windows changed, in order to emulate the Victorian sash windows of the existing house, front access door to double garage removed in order to simplify the design of the front elevation, and by so doing alleviate the perception by the planners of the "cluttered appearance" of the East elevation.

Refusal reason 2: ***The unbalanced design of the extension would appear alien within the street scene, and would neither preserve or enhance the character of the Buxton Conservation Area and it's setting, contrary to policy BC5 of the High Peak Local Plan and paragraphs 131, 134, and 137 of the NPPF.***

RESPONSE: As previously stated the design of the extension has been simplified to better reflect the Victorian style of the existing house. By constructing the proposed extension from carefully sorted reclaimed materials, the applicants believe that the finished result shall not only sit comfortably with the existing building but shall improve the street scene as viewed from Manchester Road (see photograph 3 existing view), most of the extension will also be obscured by the entrance gates, stone pillars and privet hedge. The proposed landscaping, planting of new trees, bushes and shrubs etc. within the site as shown on the plan should also not only greatly improve the existing street scene, but should also assist in enhancing the Conservation area as a whole.

Refusal reason 3. ***The extension as proposed would neither preserve or enhance the special character and setting of the Devonshire Royal Hospital Building (the Devonshire Dome) and the neighbouring Church of St.John the Baptist, both of which are grade 11 listed buildings, contrary to policy BC8 of the High Peak Local Plan and paragraphs 131, 134 and 137 of NPPF.***

RESPONSE: The applicants believe that the distance from the proposed extension relative to the location of the Buxton and Leek University (ie: Devonshire Dome) is such as to have no material or detrimental impact upon it's setting, in respect to the setting of St.John's church, relatively small in terms of height and mass we believe that the proposed extension shall have no significant impact on the setting of such a large structure as the church bearing in mind that the location of the extension would be to the rear of the church. Screened from public view by the church car park, trees and a hedge, it remains a view of the church that can only be witnessed from within the church yard at the rear of the property. As previously stated the proposed landscaping of the entire site and entrance, should also have a positive impact upon not only the setting of the main house but also that of the church and the Conservation area as a whole.

DATE: September 2013

1. APPRAISAL / BACKGROUND / HISTORY

1.1 Built in 1870's number 1 Park Road remains indicative of the architecture of the late 19th century Victorian era, for which there are many examples within close proximity to the site. Previously as two flats the property is now one private residence.

1.2 Located within the town centre conservation area and built upon rising graduating ground the building is of a split level design, appearing from the Park Road elevation as 3 storey, a small gate allows walking access from the Park road pavement to the front door and entrance porch.

1.3 Vehicle access is gained via the property's existing driveway at the sites lower ground level off Manchester road, towards the rear of the property where hard standing for vehicle parking presently exists, viewed from this southerly aspect the property appears as 4 storey.

1.4 In terms of scale, although a tall structure No.1 Park Road occupy's a comparatively modest size in terms of footprint compared with neighbouring property's, supporting the belief that an expansion of the property's footprint would not only be beneficial in balancing it's split level design, but would also bring it more in line in terms of size with neighbouring property's.

1.5 In 1955 permission was sought and granted by the local authority for a single brick and rendered garage which was located on the sight of the proposed extension at the rear of the house, the garage having been demolished in the early 90's due to dilapidation.

1.6 The construction of No 1 Park Road is of coursed natural grit stone with a variance in stone size, the roof is of a traditional rafter and pearling nature with a natural blue slate coverage, with the recently re-instated Victorian barge boarding also adding to the overall finished appearance.

1.7 The property boundary which boarders the pavement is formed by way of mixed mainly privet hedges. The Southern boundary boarders the church yard at the rear of St.John's Church, with a distance of 45 metres between the two property's, this area of church yard has a covering of grasses and shrubs along with mature, long established beech and sycamore trees, which act in providing excellent screening between the two property's (see photographs 1 to 4), the recent new planting along this border of 7 conifer, 2 holy and other trees by St.John's church should also prove effective in time in acting as further screening for the proposed extension. Security fencing is presently in use along this border but shall be replaced with wooden fencing to a finished height of 2 mtrs. fixed between the existing row of stone pillars.

1.8 The westerly border separates number 1 from number 3 Park Road, originally a private house number 3 was converted into 7 flats in 2002 with a new two storey extension being added to the rear of the property, viewed from Manchester Road opinion has been mixed as to the suitability of this new extension, in terms of both design and in the new nature of the materials used, in particular the size and style of stone used in it's construction fails to match that of the original building (photograph 3)

1.9 No trees shall be affected in any way by the proposal.

2. CHARACTER/SETTING

2.1 The Proposal utilizes a piece of ground to the rear and side of the property which is currently presently a hard standing area used for the parking of vehicles, and as such adds nothing to the character or setting of either No.1 Park road, St.John's church or the conservation area.

2.2 As mentioned previously there was a brick garage on the site of the proposed extension up until it's demolition in the 90's.

2.3 When completed the extension would form a natural closure to the rear of the neighbouring properties on Park road, and by so doing, would mask the elevated parking area, new extension and cloth's drying area at the rear of No. 3 Park road which presently form the view and street scene from Manchester Road (re: photograph 3).

2.4 Located at the rear of the main building, no visible sign of the extension would be apparent from the properties main aspect, that of Park road, when viewed from Manchester road the existing boundary hedge would mask a good portion of the extension, with the new period entrance gates, stone pillars and re-instated privet hedge together with the proposed on site tree plantings also helping to mask any view from Manchester road, measures which when implemented should improve the existing street scene considerably

2.5 The character of the proposed extension is one of an ancillary building to the main house in the format of a coach house which were common to many large Victorian houses of that period. The style, design and concept therefore is we feel , in keeping with the character of the existing house.

3. DESIGN/SCALE

3.1 The design of the extension is reminiscent of a Victorian Coach house, a common accompaniment to large detached houses of the period. The footprint of No1 Park road is small when compared with neighbouring properties, the creation of a double garage with kitchen and living room above would, allow the owners to increase the footprint, make good use of the available land whilst at the same time improving the quality of life for the occupant's.

3.2 Careful consideration has been given to the scale and massing of the proposed extension to ensure it harmonises with the existing architecture and is reflective of the house in design, style and materials used. At present the southerly gable at four floors seems disproportionately tall in relative terms, the addition of a two storey extension should we feel bring a balance previously lacking.

3.4 The footprint of the proposed extension would occupy just 11% of the entire site.

3.5 Access from the existing house to the new extension would be via the 1st floor most easterly window as shown on the floor plan, which would be converted from a window into a doorway, the ground floor south facing basement windows would be filled in with the existing basement doorway retained.

3.6 The ridge height of the two storey extension would be 6 metres, lower in height than that of the adjacent new extension at no 3 Park road, a modest height when compared with the 4 storey gable of the existing, in order to remain in keeping with the style and character the angle of the roof of the extension would be similar to that of the existing house.

3.7 In order to maintain the period design theme the dormer windows to the Eastern elevation would be of a Victorian sash style. In order to maximise the use of natural daylight and keep energy consumption to a minimum 78 x 118cms roof lights shall be used, conservation style to all easterly elevations.

3.8 With the use of roof lights and concealed roof lanterns no issues should arise regarding the overlooking of neighbours, the lower ground level comparative to no.3 Park road should also ensure that the orientation of the sun casts little or no shadow over the neighbouring property.

4. EXTERNAL MATERIALS

4.1 The building stone to be used would be reclaimed natural local grit stone to match that of the existing house randomly coursed at between 75 to 150 cms. in depth which should ensure that the overall effect blends, and sits comfortably with the existing.

4.2 The roofing materials would be of a traditional nature with a reclaimed natural blue slate finish ensuring that the roofs of the existing and proposed harmonise in appearance with no stark contrast between the two.

4.3 The windows and doors would be of natural wood in a painted finish to match that of the house, the garage doors are to be of a traditional period style as shown in the front elevation plan.

5. ACCESS AND PARKING

5.1 Vehicle access to the proposed extension would be gained via the existing driveway off Manchester road.

5.2 In the past problems have arisen due to the illegal parking of vehicles on the pavement and at the entrance to the driveway, this shall be remedied in the reconfiguration of the vehicle entrance in the manner shown in the site plan as proposed.

5.3 There already exists excellent open vision for any vehicle entering and exiting the site.

5.4 In order that all vehicles may leave the site front ways, adequate space shall be provided for use as a turning circle. The width of the entrance shall be no more than 4 metres wide with 2 metre high stone pillars either side from which a set of period style entrance gates shall be hung.

6. LANDSCAPING

6.1 As with any application of this nature the landscaping of the site is all important, in that it serves not only in creating the setting for the proposed extension but also that of the existing house, as such careful consideration shall be given to this aspect of the application.

6.2 New areas of plantings shall be created within the site which shall include the planting of a new birch tree as shown on the site plan together with other native evergreen trees, bushes and shrubs again as indicated on the site plan.

6.3 At present the view from Manchester road towards St.John's church and No.1 Park road shows there to be dense foliage and trees stretching between the two properties (see photo 2). Separating the church car park from the churchyard, this effectively masks any view of the rear of St Johns church and church yard, whilst acting as a natural area of separation between the two properties.

6.4 When implemented the applicants feel these measures should succeed in not only in protecting and preserving the amenity of St.John's church, but should also succeed in enhancing the settings of both the church and No.1 Park road, whilst at the same time improving the street scene as viewed from Manchester Road.

This concludes the applicants access and design statement.