

DESIGN & ACCESS STATEMENT

**Taxal Edge , 184 Macclesfield Road, Whaley Bridge
High Peak**

**Proposed Conversion of Taxal Edge House to Five
Apartments and construction of two semi-detached
houses**

by

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Character and Appearance of the Existing building of Taxal Edge :

The principal building known as **Taxal Edge** is a large country residence, standing in large grounds, which was constructed in 1918. The character of the original house is of a style characteristic of (though later than) the large suburban houses of the late Victorian/Edwardian period. The house is built of dressed, coursed stone with stone lintels, sills to the door and window openings. The timber doors are also in the style of the period; of substantial and dense timber construction . The house was substantially extended during the 1930's to provide a suite of rooms so that the then occupant's sister could live with her brother in keeping with the expectations of the period. The extension continued the style of the original house. During a period from 1969 until 2000 the house was acquired by Stockport Metropolitan Borough and the building was used as a children's home and boarding accommodation in conjunction with the school for children with special needs at Taxal Lodge. There are a number of additions (for which no planning consents have ever been discovered) including the gymnasium building, changing rooms and external fire escapes dating from this period constructed in order to use the building as a residential school for pupils with special educational needs. There is also no record of this change of use having been sanctioned by a planning permission. Planning consent for a change of use and development of Taxal Edge main house to seven apartments and including conversion of the detached garage to a single dwelling and the former detached school block of 1960's construction for use as a single dwelling, was granted on 29th March 2010. (see plates A, B, C and D)



Plate A

South elevation view of the original house left background and the 1930's addition in the middle foreground. 1960's timber and portal frame additions whilst in the ownership of Stockport MBC partly visible in the right of the view.



Plate B

West elevation view of the original house in the foreground with four sided bay window.



Plate C

West elevation view of 1930's addition in the middle ground of the photo with part of the south elevation of the original house in the foreground of the view



Plate D

East elevation view of east gable of original house with more recent bay window additions at ground and first floor level.

One of the apartments (Flat 1) proposed by the existing planning permission has been completed. Conversion of this apartment to standards required by current Building Regulations has proven to be much more costly than originally anticipated.



Plate E&F

Main entrance to Taxal Edge showing recent additions to be removed on left of photographs. Ground floor extension is stone built and first floor of timber construction. Stone from ground floor extension will be salvaged to provide stone for the new semi-detached dwellings



Moreover, this work has not yet involved making the costly alterations to the structure of the main roof which will become necessary when converting the first floor flats. The roof has been structurally complicated by later additions to create a water tank (see plate C). Works to the roof are likely to add considerably to the costs of conversion to create each first floor flat. In order to justify the cost of converting each flat it has been decided that larger apartments will be required to attract purchasers willing to offer the increased sale price of the flats.



Plate G

Recent additions to the house including the gymnasium and changing rooms/toilets to be removed to provide space for semi detached houses. The external fire escape will also be removed.

The proposal involves the complete removal/demolition of all recent 1960's additions to Taxal Edge. The proposal for which pre-application advice was sought included the demolition of the 1930's extension but this is not now proposed. The application proposes that this extension should become a single dwelling, as originally conceived, and is identified on the drawings as Apartment

3. The removal of the Gymnasium, changing rooms and first floor timber clad sleeping accommodation will create the space for the two semi-detached houses. It is also proposed to simplify the roof structure by removing the protruding structure of the water tank. Moreover, the proposal for five apartments with consequential simplification of internal circulation compared with the existing permission, particularly in regard to fire safety provision and means of emergency escape, will remove the need for external fire escapes. The external walls of the new semi-detached dwellings will be stone faced with blue slate roof cladding. The style of windows and doors will reflect the character of the original house.

Landscaping : A full tree survey of the trees that may be affected by the application has been undertaken by Neil Edmonson, arboriculturist, and is attached with this application. The existing trees and landscape layout of the application site will remain largely unaffected (but see Tree Appraisal by Neil Edmondson for recommendations on woodland maintenance) not least because most of the woodland surrounding the application building is covered by Derbyshire County Council Tree Preservation Order No. 175. The conversion of the buildings will generate revenue for the maintenance of the grounds and woodland.

Access and Parking Arrangements : There are no proposals to alter existing access or parking arrangements as proposed in the original planning application. There is space within the site for at least 20 parking spaces (see **Site Plan**). There is no reason to believe that the current proposal for five apartments in the existing house and two new semi-detached dwellings on the site of the gymnasium would have any implications for the parking arrangements proposed for the existing scheme which has planning permission. There is also no reason to assume that the net traffic generation from the site will be significantly different from that scheme,