

Design and Access Statement/Heritage Statement

12 Bedroom Extension
The Branksome Care Home
56 St Johns Road, Buxton. SK17 6TR

On Behalf of Four Seasons Health Care Ltd.



June 2014

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The Branksome

1) General Details

The Branksome Care Home is set in its own impressive grounds in the Peak District spa town of Buxton. The home is close to shops, amenities and public transport. The home is convenient for the town centre, gardens, Opera House and its spa.

This Tudor style house, which has been sympathetically converted with a purpose built extension, is now a care home providing nursing and social care.

Accommodation at The Branksome is provided in single occupancy rooms, some of which are with en-suite facilities. Some rooms are spacious enough for sharing.

The home is registered for 34 Beds. The home has a team of registered nurses and well trained, dedicated, care assistants who provide an excellent standard of 24-hour care.

The home is under the operation of the Four Seasons Health Care group, a large extremely experienced and reputable Health Care company with nearly 500 similar homes in Great Britain.

2) Use

The application seeks to obtain Full Planning Permission for an attached extension to create an additional 12 Bedrooms with associated facilities. No change of use is proposed.

Each new Bedroom will be 15m² with a 3.5m³ En-Suite facility, which **exceeds** the requirements under Social Services for residents of this type. Each room will also be serviced with Bathrooms and Day Rooms, whilst sharing the Kitchen, Laundry and Staff Facilities of the main building.

The granting of permissions will ensure the continued use of this building for the foreseeable future.

Four Seasons Health care are vastly experienced operators of specialist care facilities such as this and have a proven track record for the supply of quality care and construction.

The proposal will be double storey to the side (south west) of the property and the design is in keeping with the existing previous extension.

3) Site History

The property has a long history as a nursing home and has previously been extended, the last of which believed to be around the late 1970's early 80's when an extension to the south west was added. It is to this extension that the works are proposed.

Since then applications have been made in 1999 for additional bedrooms (approved), 2001 for bungalows (refused), 2001 sheltered housing units (approved) and 2005 for the removal of a greenhouse (approved)

The latter is where proposed parking spaces will be.

4) Amount of Development

The site area is approximately 13,285m² (3.28 acres). The existing footprint is approximately 1475m². The gross footprint of the proposed extension will be 375m² which will form an increase of approximately 25% of the existing floor area. The remainder is given over to Car Parking and soft Garden amenity areas.

The total existing floor area is 1763m². The proposed extension is 530m² which is an increase of just 30%.

5) Siting

The single extension will sit on the south east side of the existing building and will be attached to the previous extension. The area is currently occupied by a detached garage and bin stores. The area is generally unused.

6) Car Parking

The existing car park can house up to 8 Parking Spaces which is currently insufficient and is a problem to the Home. The home currently has a max of 34 Beds and the proposed would take the number to 46. The proposed application provides an additional 8 spaces taking the total to 16. This is equivalent to 1 space per 3 beds which greatly improves the existing ratio and is sufficient off road parking provision, and unlikely to cause any danger to highway safety. This number of spaces is adequate for the running of both the existing and proposed buildings. This is known by the successful operating of many similar homes run by Four Seasons Health Care.

The company works on a requirement of 1 space every 3 beds, which is known from operating 500 similar homes in the UK.

Additional spaces are proposed on the approach road.

7) Scale

The extension is generally rectangular in shape measuring approx 27m long by 8.8m wide with a join to the existing building of 4.8m wide.

The maximum height will be 9.5m at the highest point; no higher than the existing building.

8) Landscaping, External Works and Protected Trees

The site does enjoy mature trees, some of which are close to the proposed extension. The application is accompanied with an arbourcultural report which also provides detail of tree protection and removal where necessary. Additional Parking spaces are also proposed to the approach road, these will have little or no impact upon the existing trees.

9) Access

The existing site access via St James Road will remain unchanged.

The extension itself will enjoy a level access at the link area which will allow wheelchair use throughout the entire building.

10) Flood Risk

The application is accompanied by a Flood Risk Assessment which concludes;

Conclusions

This FRA demonstrates that flood risk issues at this site are manageable and that future site users can be safeguarded for the lifetime of the development.

This FRA demonstrates that:

- ☐ The development site is situated in Flood Zone 1, having a less than 1 in 1000 annual probability of river flooding in any year (<0.1%).
- ☐ There is a low risk of flooding at the site from all other sources.
- ☐ The development should have minimal off site impact on flood risk to others.

Recommendations

Flood resilience measures are recommended. The layout and landscaping of the site should aim to route flood water away from the building and avoid creating hazards to access and egress routes. The CIRIA publication 'C635 Designing for exceedance in urban drainage' provides design guidance and examples of good practice.

The use of SuDS to control surface water runoff from the development site is recommended. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by reducing the quantity of surface water run-off from a site and the speed at which it reaches water courses, promoting groundwater recharge, and improving water quality and amenity.

11) Heritage Statement

High Peak Borough Council require a Heritage Statement as the application has potential to affect a Heritage Asset.

English Heritage has the following List Entry for the site;

List entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: PAVILION GARDENS, BUXTON

List entry Number: 1000675

Grade: II*

Date first registered: 04-Aug-1984

Legacy System: Parks and Gardens

UID: 1666

Summary of Garden

Public park which probably originated as the private gardens of Buxton Hall in the C17 and was laid out in 1871 to designs by Edward Milner incorporating part of an existing early to mid C19 layout by Joseph Paxton for the sixth Duke of Devonshire.

Buxton is the site of the shrine of St Ann, a popular place of pilgrimage in the medieval period. The shrine and associated mineral springs were closed after the Reformation but reopened to visitors taking the waters in 1572. The baths were improved in the late C17, and by the late C18 the town had become a popular focus for tourism with visitors attracted by the picturesque setting of the town as well as by the spa. The area occupied by the Pavilion Gardens was probably first developed as gardens relating to Buxton Hall (see below) in the late C16 or the C17. Improvements and planting in the area were part of the fifth Duke of Devonshire's plans to enhance the attractions of the spa in the late C18. The area alongside the River Wye was improved and embellished by Joseph Paxton (1803(65) for the sixth Duke, probably in the 1830s, and the work is recorded on a Map of Buxton Park as laid out by Sir Joseph Paxton reproduced by Dr William Robertson in 1854. Edward Milner (1819-84) incorporated elements of Paxton's scheme in his design of 1870 and additions and alterations followed in the late C19. The park was given by the seventh Duke of Devonshire to the Buxton Improvements Company in the C19, which subsequently passed it to Buxton Corporation; it remains (1998) in use as a public park.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING The Pavilion Gardens are on the north-west side of Buxton, c 300m south of the station. The c 14ha site is within the valley of the River Wye on land which slopes down to the south from St John's Road, which forms part of the north boundary, and rises from the valley bottom to the south where the Broadwalk forms the south-east boundary. The Square runs along the north-east side of the site. The setting is largely residential to the north and south with the core of the C18 town immediately to the east. The Serpentine Walks on the west side of the site abut with Gadley Lane and with open land adjoining a golf course.

ENTRANCES AND APPROACHES There are a number of entrances to the site from the roads running around it, and the principal points of access are from The Square, on the east side of the Gardens.

PRINCIPAL BUILDING A continuous range of buildings set into the hillside along the north side of the Pavilion Gardens originated in 1870, with additional buildings and extensions being added at various points through to the late C20. The Pavilion (1870, listed grade II) is a cast-iron and glass structure designed by Milner which was damaged by fire in 1982 and rebuilt in 1984 and is now (1998) in use as a cafe and shops. It was enlarged in 1875 when the octagonal Concert Hall was added (R R Duke, listed grade II) to the west side. Attached to the west of this are covered swimming baths of 1969(72 by J Poulson. The Playhouse (1889, listed grade II) is attached to the rear of the Pavilion. The Conservatory (Edward Milner 1870-1, listed grade II) to the east is a narrow cast-iron and glass building which has been restored and is in use for its original purpose (1998). Attached to the rear of The Conservatory, the Opera House (listed grade II) was*

designed by Frank Matcham in 1901.

The Old Hall Hotel (listed grade II) stands on The Square, on the east side of the site. It is the former Buxton Hall, which was built by the Earl of Shrewsbury c 1570 to provide lodgings for visitors of rank who included Mary, Queen of Scots. The building has been remodelled and repaired at various times but retains its C16 core*

GARDENS AND PLEASURE GROUNDS The Serpentine Walks extend alongside the River Wye on the west side of the site and link with the Pavilion Gardens which open out on either side of the river on the east side of Burlington Walk.

The Serpentine Walks are entered from the west from Gadley Lane and St John's Road. The grassed banks of the River Wye are planted with scattered trees and shrubs, and a winding path runs beside the river. The water flows beneath a bridge carrying St John's Road. The path continues on the south side of the river to a point c 200m west of Burlington Road where it divides. One branch leads over the river via a bridge with iron railings from which it continues along the north side of the river, while the other runs along the south side. The water flows over a number of smooth-stepped cascades and runs beneath a bridge carrying Burlington Road, into the Pavilion Gardens. Burlington Road dates from the late 1870s, until which time the Walks continued without a break alongside the Wye through the area subsequently developed as the Pavilion Gardens. Extensive tree planting and walks alongside the river had been developed in the C18 as part of the fifth Duke of Devonshire's plans to enhance the attractions of the spa. Adam's description of 1838 makes it clear that the river had already been beautified with the construction of cascades and states that 'The whole is admirably laid out, and enriched with shrubs and luxurious plantations'. Walks are shown along this part of the river on the 1848 Tithe map. The 1854 plan of Paxton's layout shows a similar configuration of walks, and at the west end an irregularly shaped lake with an island is shown. Paxton had been undertaking various projects for the sixth Duke of Devonshire in Buxton for some years, and the improvement of the Serpentine Walks was part of a larger plan for the development of a park to the north surrounded by villas. This was only partially executed and is outside the registered area.

The Pavilion Gardens are dominated by the Pavilion and attached buildings. A terraced walk runs immediately to the south of the range of buildings, from which the park and the river, which runs through the northern part of the park at the base of the terrace, can be viewed. Steps lead down from the terrace to a system of paths and to a bandstand (late C20 reproduction of the original) which lies c 20m south of the Pavilion. An ornate footbridge (c 1870, listed grade II) designed by Milner crosses the river and from it a rockwork cascade, also by Milner, can be seen. The paths lead in sweeping curves through banks planted with trees. At the north-east end of the park, alongside The Square, the river tumbles over a rockwork cascade before descending beneath the road. Illustrations of the park from the 1850s show that the river was crossed at various points by three rustic bridges, presumably designed by Paxton. These bridges were

removed when Milner's design was implemented in the 1870s.

The south-east side of the park is laid out with lawns and some beds which are planted with shrubs and edged with rocks and boulders. This area was the gardens of Buxton Hall (now the Old Hall Hotel) which, according to Floyer's account of 1697, had a bowling green and several green walks (Archaeol J 1991). In 1734 Dr Thomas Short described 'a pleasant warm bowling green planted about with sycamore trees ... [and] new gardens with planting and several curious walks' (ibid). This area is shown with gardens on the 1848 Tithe map and is described as Hall Garden on the 1854 map.


On the south side of the park there is a series of three lakes, of which the easternmost is divided by a footbridge and has two islands. These are shown on the Tithe map and were probably fishponds belonging to Buxton Hall. The 1854 plan shows that Paxton gave them irregular shorelines and he also installed two fountain jets, since removed, which threw the water to a height of c 20m.

Paths curve around the lakes, and along the south-east side of the park the ground rises as a planted bank to Broadwalk from which views across the park to the north and north-west can be obtained. This walk was laid out in 1857 when it was called Cavendish Terrace and described as 'one of the most decided of the many improvements in the Public Gardens and Walks of Buxton' (quoted in DTL 1996). Fifteen mid C19 lamp standards (listed together grade II) are ranged along the walk.

One of the characteristics of the Gardens is the changing views and vistas, with wider views obtainable from the terrace in front of the Pavilion and from Broadwalk, and more intimate glimpses of the river and the ponds as the sweeping paths lead through planted banks.

The layout of the park conforms well with Milner's plan (published by his son in 1890) though there was some alteration to the layout of paths, and to the north-west corner of the park when the Concert Hall was constructed in 1875.

A raised path called Jordan's Walk cuts across the south-west tip of the park. A rock-lined cutting through it c 200m south-west of the Pavilion leads to a large boating lake with a regular oval outline which was formed from an existing stretch of water, shown on the 1878 OS map when this area did not form part of the park. The edges of the lake are grassed and planted with scattered trees and shrubs. The extension to the park was probably laid out by head gardener Adam Hogg in 1880, possibly to designs by R R Duke, who shows it on a map of 1887 with a tennis court alongside.

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Impact

The application seeks approval to replace the existing side Garage Block with a two storey extension comprising of 12 Bedrooms with associated facilities.

These proposals would be around 37m to the south west side of the original building, a Tudor Style House and would have no significance of this asset.

The extension is a min of 15m from the nearest boundary wall to the north, and is shielded with the Existing Staff Building. (shown below)



The application site does not affect the character of a Listed Building and Conservation Area

Choice of Materials

All proposed materials will match the existing extension; i.e. stonework, facing bricks and slate type roof tiles with white upvc/timber windows and doors.

There will be no significant resulting impact either on the setting of the Conservation Area or Listed Buildings.



Existing Extension joining Original Building



Original Building looking south



Existing Garage Block (to be demolished)



Previous Green House, to be additional parking area



Existing Building (to be extended)