

A.J.S ARCHITECTURE



32 CARR ROAD, BUXTON, SK17 6WF
TEL: 01298 26062

PROPOSED APARTMENTS: **FOXLOW GRANGE, HARPUR HILL, BUXTON**

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The use of the main dwelling - Foxlow Grange has varied significantly since it was originally constructed as a land owners manor in the 1800s relating to the large parcel of land surrounding it - much of which became the Foxlow Park Barratt housing estate in the 1970s. Since the farm land was sold off in the 60/early 70s, the main use prior to purchase by Mr Nash some years ago, had been that of Bed and Breakfast / lodging house - this in effect giving it a multiple occupation use. Since owning the dwelling, Mr Nash has used Foxlow Grange for both multiple occupation family purpose and a main dwelling house.

The building itself stands as a impressive stone structure (with various areas of render to the rear and side) over 4 floors with characterful bays to the front and stone detailing throughout. Over the years, the dwelling has undergone several changes externally but it still retains its impressive presence set back significantly from the street scene with large gravel frontage with several mature trees thereto. To the rear, the large garden plot was developed for 3 large detached dwellings off Hereford Close 3 years ago but a good sized stone flag patio still sits to the rear. A certain amount of permitted development work has been undertaken (still underway) but the dwelling still allows for significant amenity and parking throughout.

The current owner, Mr Steve Nash, realised that Foxlow Grange is just not practical as a stand alone dwelling many years ago. The internal layout has for many decades functioned in a self contained use from the bed and breakfast era with large bedrooms effectively becoming self contained suites within the building with the top floor attic floor being used as a self contained managers apartment for many years.

Mr Nash has been undertaking significant modernisation works internally for many years to allow for a more sustainable use for Foxlow Grange going forward and it is those works that has led him to the inevitable conclusion that the building is far better served as self contained apartments in order to secure its future viability.

Certain internal and external works have been undertaken on this property over the last few years with small areas of permitted development works having partially being undertaken with a small single storey extension underway to the rear and a dormer being constructed early last year - this area was also to allow for a small fire escape deck off this area which the application also seeks approval for. To the side a first floor glazed conservatory roof structure was granted permission many years ago over the

original garage area - which was converted many years ago. A single storey detached garage also sits to the left side of the dwelling and works to this structure will again be covered through the application. In the main the internal structural layout of this building has not changed much over the decades however and all the main key details remain to this day.

As the existing and proposed layouts indicate, this property lends itself, within the main body of the original building very well to 9 good sized apartments which are significantly over the minimum space standards required for same. As mentioned above, the existing structure has not required any significant external alteration to allow for such works, with a minor single storey rear extension already partially constructed under the original pd which has replaced an existing rear offshot demolished some time ago. The rear dormer works were permitted development works undertake a year or so ago but the application also seeks permission for the fire escape deck off that space. To the right hand side of the building, the intention is also to remove the existing first floor conservatory roof and replace it with a more in keeping slate roof structure with 3 small velux. This will also allow for the removal of the side windows thereto and thus remove any overlooking and privacy issues that could result to the side neighbour as a result of the original structure.

The application also seeks approval for a small holiday bedsit conversion of the existing garage. This unit will not carry a detached domestic purpose and is to function purely for holiday rental purposes.

Externally, Foxlow Grange allows for significant amenity/parking space to the front within the frontage whilst also retaining the existing tree line thereto. The application will retain all existing trees thereto whilst formally setting out parking for in excess of 150% parking ratio with 17 spaces to be indicated within the existing gravel drive. A softer landscape is also intended through a grassed area to the front that will surround the existing trees thereto. Bin storage for 4 euro bins is also allowed for as is common within apartment use. The existing drive entry/egress comfortably allows for all minimum requirements in terms of access in and out of the site whilst the setting out of the parking takes into account all vehicle movement.

The proposed works comply with relevant planning policy and the 9 apartments for self contained domestic use within the main building offer very good sized accommodation in excess of High Peak Borough Council space standards. The proposed apartment conversion works are also quite clearly the only viable use for this building and it is thus hoped HPBC can support same to secure the long term future for Foxlow Graange.

**BA(HONS)ARCH
EMAIL: ajsarchitecture@sky.com
MOBILE: 07794400237**