



OLDFIELD DESIGN

PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 2165c
Date: 07 October 2022

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
SK17 6EL

**Proposed Conversion of Detached Residential Garage to Dwelling
on Land Adjacent to 2 Sylvan Cliff, Buxton for Mr & Mrs Hornsey**

DESIGN, HERITAGE AND ACCESS STATEMENT

Existing Property

The application site is located on 'Sylvan Cliff', a short residential street within the town of Buxton, approximately 300m south of the town centre shopping area. A freight railway line runs past 'Sylvan Cliff', 60m east of the site, and beyond that is Buxton Police Offices, and to the south-east, Buxton Football Club. The area around the site is relatively level, before falling steeply down to the town centre to the north, and down to Ashwood Park and the River Wye to the east. Properties on the road are a mix of terraced and semi-detached, two and three storey residential dwellings. The existing dwellings have a mix of rendered walls and coursed stone walls sitting under blue slate roofs.

Within the application site currently sits a detached, single storey garage constructed from red brick walls with a pebbledash render, sitting under dual-pitched roof covered with clay tiles. The garage has timber framed windows on the south and west elevations, which have been boarded over with timber. A wide garage door faces north and is a metal up-and-over door with a green painted finish. The garage sits in the middle of the site, with roughly equal areas forming parking space to the front, and a garden area to the rear. Some shrubs and small trees line the western boundary of the site, but these sit within the neighbouring garden and not within the application site.

Additional Information

The application site is within the 'Buxton Hardwick' conservation area.
The property does not carry Listed status.

Planning applications for a house on this site have been submitted previously in 1991, 2004 and 2017, all of which were refused, with the most recent application refused to due the design of the dwelling and consequently the impact of this on the Conservation Area.

Proposed Development

The Proposal

The proposal is for the demolition of the existing garage building, and replacement of it with a low, two storey dwelling.

Background

The existing garage building is currently in a poor state of repair. Leaks in the roof and general damage by the weather have caused the render to delaminate in a number of places, and this has led to damage to the bricks and mortar beneath. The eastern elevation is most badly affected and the brickwork here is unstable. The timber around the window openings is also rotten, as is some of the timber in the roof structure.

Due to the condition of the building, it is not longer suitable for use, either as a garage or as a storage building, and so has been left redundant for many years. The condition of the building also results in it becoming an 'eye-sore' and detracting from the setting of the Buxton Hardwick Conservation Area.

This proposal seeks to remove the existing redundant building which is in a state of disrepair, and replace it with a new, low, two-storey dwelling.

Design Considerations

The application site sits between a row of late 19th/ early 20th century terraced houses, built from coursed stone under blue slate roofs to the east, and a pair of more modern semi-detached houses, with pebbledash rendered walls under clay tiled roofs to the west. The proposed dwelling has been designed as a visual link between the two, using the more traditional coursed stone for the walls and blue slate for the roof, but introducing more modern elements with the vertical panels clad with Anthracite Grey zinc and incorporating windows and doors from the same material.

Similarly, the height of the proposed dwelling has been designed to appear as a gradual 'step-down', bridging the gap between what are effectively three-storey dwellings to the east, and the lower, more modern, two-storey dwellings to the west. The proposed dwelling is a low two-storey dwelling, with the eaves formed just above the windows, and around 2.2m above the first floor level. This leaves the eaves and ridge of the proposed dwelling considerably lower than the dwellings to the east, but slightly higher than the dwellings to the west, a fall which also mirrors the natural topography of the area. Drawing no. 2165-04 shows the existing and proposed street scene, and demonstrates the 'stepping-down' appearance along Sylvan Cliff. This all shows the proposed dwelling will be considerably lower than the dwellings on 'Silverlands' to the south which are both taller, and sit at a higher level, and will provide a back-drop to the proposed dwelling.

As mentioned above, the proposed dwelling has been designed to compliment the existing houses within the Conservation Area, whilst adding some more modern features. The walls will be constructed with coursed natural gritstone and the roof covered with natural blue slate. The front (north) elevation features a pitched roof 'gablet' which seeks to mirror similar features which appear on most of the traditional dwellings in the surrounding area. The dwelling will have a chimney built from coursed stone and positioned at the roof ridge, similar to those on existing dwellings in the area.

The doors and fenestration throughout the dwelling will be formed within vertical panels with the panels between them in-filled with Anthracite Grey zinc cladding. These panels give a visual vertical emphasis to the appearance of the dwelling, a traditional feature of dwellings and which is achieved in the dwellings opposite with the projecting gables, and tall, mullioned windows in uniform alignment.

The proposed dwelling is split into two separate buildings, one sitting behind the other, with a single-storey, flat roofed link between the two on the western side. The eastern boundary between the two buildings will have a high garden wall, creating an internal courtyard. The two elevations facing onto this courtyard, as well as the single-storey link, feature high levels of glazing, allowing high levels of natural daylight into all areas of the dwelling, and ensuring that the main outlook from all rooms is onto the property's own land.

The dwelling will occupy the full width of what is a narrow site. Together with the reduced height, using the maximum available width prevents the dwelling appearing as a narrow, overly tall building – something which contributed to the refusal of the previous application. The eastern and western elevations will, as a result, sit directly on the site boundaries and to avoid any issues of overlooking of the neighbouring dwellings and their gardens, these elevations will be left completely blank.

Heritage Statement

The application site sits within the 'Buxton Hardwick' Conservation Area, towards the south-eastern boundary of this designated area. Sylvan Cliff itself is split, with the traditional late 18th/early 19th Century dwellings on the north side of the road included in the Conservation Area, but the more modern dwellings to their east excluded. The relatively modern semi-detached dwellings to the south of the junction between Sylvan Cliff and Holker Road are, however, included within the Conservation Area boundary.

Buxton Hardwick Conservation Area consists predominantly of residential properties, although also includes a couple of churches, Buxton Infants School and also part of the shopping street on 'Spring Gardens'. The residential properties have a distinctive style, being constructed from coursed gritstone with blue slate roofs, and generally being terraced or semi-detached, two-and-a-half or three storey properties. The existing dwellings on Sylvan Cliff which sit within the Conservation Area boundary are of this style.

The existing building on the application site is at odds with this style, being a detached, single-storey building constructed from red brick, with a pebbledash rendered finish, and sitting under a clay tiled roof. The building has fallen into a state of disrepair, due to weather damage and some areas of brickwork are now unstable. The existing building contributes little to the character and setting of the Conservation Area.

As detailed above, the proposed dwelling seeks to fit in with the existing dwellings in the Conservation Area, and particularly with those it will sit between, by using materials to match those used almost exclusively in the surrounding existing dwellings, and mirroring some features from those dwellings. The height of the proposed dwelling has been designed to fit in-between the taller houses to the east and the lower houses to the west, and thus follow the natural topography of the street.

Conversely, the design incorporates some more modern features, to avoid trying to simply copy the vernacular style, and attempt to be perceived as a building contemporary to those around it. The proposed building is therefore intended to fit with, and to compliment the traditional buildings that make up the majority of the built environment in the Conservation Area, whilst differing from them just enough to be viewed as a later contribution to the urban landscape.

The proposal will see the removal of a incongruous building which is in a poor state of repair, and replace it with a new property which fits in well with the neighbouring dwellings and will result in an enhancement of this street within the Buxton Hardwick Conservation Area.

Impact on Neighbouring Dwellings/Buildings

The nearest neighbouring property is No. 2 Sylvan Cliff, which sits around 9m to the east. There are also nearby residential properties on the opposite side of Sylvan Cliff to the north, 21m to the west on Holker Road, and on 'Silverlands' to the south, across a vehicular access lane.

There is sufficient distance between the proposed dwelling and all neighbouring dwellings to prevent the building being over-bearing on it's neighbours, and as mentioned above, the eastern and western elevations will have no windows or doors, avoiding any possible issues of over-looking.

The proposed dwelling has been designed to avoid having any negative impact on its neighbours.

Access Arrangements

Access to the site is currently made directly off Sylvan Cliff, via gates on the north boundary of the site. This leads to a tarmaced area in front of the existing double garage. The proposed access will remain off Sylvan Cliff, although the gates will be retained.

Level access into the front door of the dwelling will be provided and throughout the ground floor of the dwelling, including the internal courtyard.

Flood Risk Assessment

The application site lies within a flood risk zone 1 and so it is considered that no flood risk assessment is required for this proposal.

Further Information

Please refer to the following Oldfield Design Ltd drawings when reading this statement:-

- | | |
|--------------------|---|
| a) Dwg No. 2165-01 | Existing Plan, Elevations and Site Plan |
| b) Dwg No. 2165-03 | Proposed Plans, Elevations and Site Plan |
| c) Dwg No. 2165-04 | Existing and Proposed Street Scene Elevations |
| d) | Site Location Plan (1:1250) |