



OLDFIELD DESIGN

PLANNING AND ARCHITECTURAL CONSULTANTS

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

**Proposed Replacement of Garage with New Garage and Home Office
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 a 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been submitted previously in 1991, 2004, 2017 and 2022, with the first three refused, and the most recent application withdrawn before determination by the Planning Authority.

Proposed Development

The Proposal

The proposal is for the demolition of the existing garage building, and replacement of it with a new garage and store building, with a home office within the roof space above. The building proposed is intended for use by the residents of No. 6 Sylvan Cliff.

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 southern and eastern elevations are 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 no longer suitable for use, either as a garage or as a storage building, and so has been left redundant for many years. The continuing deterioration of the building fabric will negatively affect the visual appearance of the building and it will increasingly become an 'eye-sore', 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 newly built garage building, with storage space to the rear, and a small home office to the first floor above the garage.

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 application site itself contains a modest sized, single storey garage building, with pebble dashed walls under a clay tiled roof.

The proposal is for the replacement of the existing garage, with a new detached garage building occupying a slightly larger footprint. In addition to the garage, on the rear of the proposed building is a single storey off-shot which will provide additional private, domestic workshop and storage space. Within the roof space, above the garage, an office space will be created for use by the applicants when working from home, to give them some dedicated work space away from their family living space within No. 6 Sylvan Cliff.

The proposed building will be orientated perpendicular to the current building it replaces, so that the roof slope fronts onto Sylvan Cliff, and the gables face to either side. This form will match the majority of buildings in the vicinity which predominantly feature roof slopes facing the street, and in particular the neighbouring properties are orientated in this way.

Although the proposed building will be higher than the building it replaces, it will still be lower than a typical two-storey dwelling and the eaves will be around 1.6m higher than those on the current building. This increased height is necessary in order to provide the space above the garage for the home-office, but has been kept as low as possible, so that the proposed building is not significantly higher than the building it replaces.

The rear section, which will form the workshop and storage space will be single storey and significantly lower than the front, garage section, sitting almost entirely below the eaves of the latter. The rear section will therefore appear visually subservient to the main front garage, and will be hidden from view significantly from public vantage points, including Sylvan Cliff, by the larger garage building towards the front of the site.

The overall style of the proposed building is that of a simple, robust building with few window and doors openings. To the front elevation is the main garage door, which is proposed to be the same size as the door on the existing building, and above, close to the eaves, are two small casement windows with no subdivision to the glazing to give a simple appearance. To the rear elevation is just a single window, allowing natural light into the workshop area. The side elevations are predominantly blank, with just a single pedestrian door on the west elevation giving access from the building to the rear garden/yard.

Coursed natural gritstone will be used for the construction of the walls of the proposed building, and these will sit under a dual-pitched roof covered with natural blue slates. These material are more traditional, natural, materials and will be more in-keeping with the local building tradition than those used in the existing building.

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.

From Sylvan Cliff, the only vantage point from which the site is viewable by the public, the proposed building will appear very similar to the one which it replaces, albeit slightly wider, and slightly taller. The proposed garage door is the same as the existing door, but with vertical boarding to give a more traditional, vertical emphasis to its appearance.

The extended rear section will be largely hidden from view from the road, by both the front garage building, and existing trees and bushes on the boundaries of the site. The eastern elevation will be visible, though the entirety of this elevation will be blank and so appears as an unobtrusive, and inconspicuous feature in the street scene.

The proposal will see the removal of a incongruous building which is in a poor state of repair, and replace it with a new building which is modest in size compared to surrounding buildings, and constructed from more suitable materials in a similar form and therefore fits in well with the neighbouring dwellings, and will result in a significant 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 building and the neighbouring dwellings to either side to prevent the building being over-bearing on its neighbours, and as mentioned above, the eastern and western elevations will have no windows or doors, avoiding any possible issues of over-looking. Existing trees and hedges, and the minimised height of the replacement building, further ensure that there are no negative impacts on the amenity of the neighbouring dwellings. The properties to the north side of Sylvan Cliff, and those on 'Silverlands' to the rear of the site, are too distant to be adversely affected by the new building.

The proposed building has been designed to avoid having any negative impact on its neighbours, in particular with the lack of windows and just a single door opening, on the elevations facing the neighbouring dwellings.

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.

Given its use as a garage, level access via the garage door will be provided and throughout the ground floor of the building.

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:-

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| a) Dwg No. 2165-01 | Existing Plan, Elevations and Site Plan |
| b) Dwg No. 2165-02A | Proposed Plans, Elevations and Site Plan |
| c) | Site Location Plan (1:1250) |