

A.J.S ARCHITECTURE



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

DESIGN AND ACCESS STATEMENT:

CONVERSION OF FORMER WHITE LION PUBLIC HOUSE AND ASSOCIATED OUTBUILDINGS TO REAR TO FORM 13 APARTMENTS.

This application relates to the conversion of the former White Lion public house, existing domestic accommodation thereto and adjoining barn and related outbuildings to the rear to form 13No apartments through renovation. The apartments are to be a mix of one and two bedroom dwellings for open market use.

The position of the building in the town centre and the significant need for housing that HPBC have within their targets means that the conversion will not only provide a sustainable use in planning terms it will also provide a much needed purpose with the right housing mix of one and two bedroom apartments. The nature of the building and its central location in an urban setting meaning that apartments are the logical domestic use and will result a significantly reduced need of private amenity and parking, with central car parks and the Pavilion Gardens being within easy walking reach. Part of the building does of course still carry a domestic use to this day as the original Smithy cottage, has never formed part of the Public House use, with the original kitchen thereto still being in place.

The group of buildings sit within the town centre conservation area and are also listed. The listing dates back to 1997. HPBC themselves have on several occasions mentioned that they see no specific reason why the building should be listed but the British Listed building register makes reference to the original position of the building, the window styles to the front, the stone corner corbels and the irregular placing of windows throughout the building. It should be noted that the listing has never made reference to any part of the interior and indeed it is understood that no inspection as ever been made thereof as there are no remains of any specific character within.

The conversion itself is specifically designed to retain all of the original character of the building and work with all existing openings where appropriate. All sliding sash windows to the main 'front' elevation are to be retained if applicable or replaced with narrow casement double glazed hardwood units specific to the requirements of listed buildings. The original bay window will continue down to the ground as it originally stood. The main front elevation will remain as is with all stone detailing etc retained without change, other than re-pointing within the specific guidelines of working on listed/conservation buildings. Natural blue/grey slate roof coverings will be put back in place as full reclaim or reclaim to match following the removal of the roof coverings to undertake insulation and membrane works thereto with

associated new central hidden valley in code 5 lead. All roof forms and building groupings are to remain as is.

To the courtyard to the rear, the existing stable building and Smithy are to remain in form with their elevational height lifted by 600MM approx with random stonework thereto to match. The original openings are all to be retained with new conservation range rooflights from the 'Rooflight Company' used to add natural daylight to the bedrooms within the attic truss roof space thereto. Roof coverings will be blue/grey natural slate to match and to replace the rather incongruous concrete tiles currently in place to the rear. Discussions have taken place over the years to demolish this building and support seemed to be in place for that, however, this application seeks to work with the existing building which in itself is of quite strong character and forms part of the listed structures.

Small changes to the layout to the courtyard will allow for parking for up to 3 vehicles and revisions to access to the various apartments from the rear. Further parking for up to 5 parking spaces is already in place on Holker Avenue within the ownership of The White Lion, whilst to the frontage a further 3 spaces could be provided as tandem spaces. This provision allows the potential for 11 private spaces, although not a 100% ratio, this is a very central building and sits within 50metres of the main town centre car park and within 100metres of the further car park at the end of Spring Gardens. Provision is available for lease spaces thereto for residents. It should also be noted that there is significant precedent given for domestic conversion of buildings within the town centre to either provide no off road private parking or a significantly reduced ratio. On this basis, the proposal not only provides a significant betterment of the current parking provision but also complies with the guidelines used throughout central area and similar such domestic conversions.

The aim of the proposal is very much seen as the catalyst to regenerate interest in this end of Spring Gardens and provide desirable accommodation in an existing building in a central location. The regeneration of The Crescent is being seen by many as the spring board for The Centre of Buxton to once again become a desirable place – something which it has arguably lost over the years. This proposal hopes to capitalize on that renewed interest in the town and provide a viable long term future for this listed building – something it has not had for many decades. The open market private sale potential of what are intended to be good quality apartments will obviously be key to those long term prospects and sense of pride that the building not only desperately needs but also deserves after its very long and varied past.