
From:
Sent: 22 May 2023 08:05
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0023

Site Address: 23 The Willows Day Nursery Park Road Buxton Derbyshire SK17 6SG Buxton

Comments by: Colin BudenbergPrivate

From:

Woodbourne House (10)
Park Road
Park Road
Buxton

SK17 6SG

Submission: Objection

Comments: The summary of my objection is not the conversion to apartments in the Willows, but to the number of apartments and the change to the appearance of the building.

1. Six small apartments, plus an additional semi-detached annex gives me great concerns about parking spaces - and that the permission should ensure adequate off road parking for all vehicles (for example 2 per apartment). Park Road is already congested and becomes a single track road for most of the day; which already causes problems getting out of drives and for the ambulance station coming head to head with cars.

2. Seven apartments in total would mean 21 bins in total. The plans to not show an area for this number of bins.

3. The so-called extension to the rear is not a replacement to the existing block and therefore does not maintain the appearance or footprint of the original unique historical building architecture.

4. The HUGE number of skylights shown in the plans would change the character and appearance of the historic property completel.

5. The plans do not specify that wooden sash windows must be maintained - which has been required of every other property in the park conservation area. This is a critical factor in the appearance of historic buildings and UVPC should not be considered a suitable alternative - but simply a cost saving exercise.

6. I am concerned that the plans are not clear about chimneys. Whilst repair to the existing chimneys (as every other resident in Park road has done) may of course be needed - this does not mean the alteration to be at roof level (aka removal of the chimney stacks). The character of the buildings on Park Road includes the conservation of original chimneys - their removal would change the appearance of the historic side of the building significantly.

In summary - you can see my complaint is not about the principle of apartments or redevelopment of a significant building. It is a matter of over-development and attention to critical detail to conserve the character of the area and the building.

My best regards and thanks

Colin Budenberg

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