

John Mason
21 Park Road,
Buxton,
SK17 6SG

25 May 2023

Re : Consultation on Planning Application

Application Number: HPK/2023/0023

Location: 23 The Willows Day Nursery, Park Road, Buxton

Proposed Development: Change of Use, Conversion to Apartments etc.

I wish to object to the applicant's plans for this property. Whilst welcoming the applicant's efforts to convert and rebuild the property for residential purposes, I object to the number of apartments proposed and specific aspects of the plans as presented.

1. I agree with the comments already made by others concerning the over-development of this site, the number and possible use of apartments, the inappropriate type of windows and the number of skylights, light pollution and loss of privacy, space for cars (particularly as Park Road is heavily used for parking since the council's decision to close the bottom tier of the Pavilion Gardens car park), drainage issues, waste disposal and the need for hedging at the front of the property. The extent of the garden area should be maximised. I note too that the previous owners cut down a mature deciduous tree in the front right hand corner of The Willows - ie the corner next to number 25 Park Road - and the new owners should plant a replacement. I also refute the attempt to mislead by suggesting that houses converted into flats are typical of this particular part of Park Road,

2. The applicant has proposed the construction of a new 'extension' in place of the old 'extension' which he claims is in a poor state. In contrast to the pre-existing

‘extension’ - in fact 2 small extensions - the second with a separate roof of a lesser height than the first (see Existing Side Elevation 04) - the applicant is proposing not an extension but in fact an attached (i.e. a semi-detached building). Despite its apparently small increases in depth of 65 cms and in width of 1 metre, the new construction exhibits some very different features:

/ a 2-storey box-like extension that as a consequence of having Velux roof lights will have all the appearance of a 3-storey construction (Compare Proposed Side Elevations 02 with Existing Side Elevation 04).

/ a shallow pitched roof, the latter for the purpose of permitting the placing on top of a large flat roof - this is evidently designed to enable the ‘pushing’ of the whole towards and underneath the eaves of the main building - the proposed new roof will sit immediately under the eaves

/ instead of the 2 angled and relatively small in-scale elevations of the existing extension the proposed new construction presents, under the shallow pitched roof, side elevations of c. 9 metres in height x 7 metres. With the pitched roof of c1.5 metres height, the product is a plain featured box with a side elevation of c. 10.5 metres x 7 metres.

Aside from the skylights giving the appearance of a 3-storey property (see above) the whole presents a bleak and unattractive prospect. In short the architect’s drive to create a 2-storey maisonette whilst seeking for an integration of old and new - has produced a contorted design that fails to fit with either the original or neighbouring buildings. Contrary to the assertion of the applicant, the proposed structure does not “sit in a subservient way to the rear of the main building” - indeed in shape and scale it is the reverse.

Anything more than a single storey construction would fail to match either the original property - The Willows - or what has been required of other properties on

Park Road. If it was not that the present number of apartments requested constitutes an overdevelopment, one might suggest that the applicant might seek to supplement a single storey construction with a basement below. This would of course be in keeping with the proposed use of the cellars at The Willows and his intended excavations for the purpose of everyday access to them.

Yours etc.

John Mason