Jay Ashall Partnership

Chartered Architects

Design, Access and Planning Statement

Conversion of The Former Coach House, Greenmoor



Reference: 1414/DAP/230515/A

CONTENTS

1 Introduction and Background

2 Application Site and Context

2.1 Location
2.2 Site Use and Description
2.3 Site History
2.4 Character of Surrounding Area
2.5 Access and Local Facilities

3 Proposed Development

3.1 Use
3.2 Amount
3.3 Layout
3.4 Scale
3.5 Appearance
3.6 Landscaping
3.7 Access and Parking

4 Planning Policy Context and Appraisal

4.1 The Development Plan
4.2 National Planning Policy—National Planning Policy Framework (NPPF) 2021
4.3 Local Planning Policy—High Peak Local Plan
4.4 Other Matters

5 Summary and Conclusion

This report has been prepared by Jay Ashall Partnership with all reasonable skill, care and diligence, within the terms of the agreement with the client. No part of this document may be reproduced without the prior written approval of Jay Ashall Partnership.

1 Introduction and Background

1.1 This statement has been completed to accompany a planning application and listed building application for the proposed extension and conversion of the building known as The Coach House at Greenmoor, Carlisle Road, Buxton.

1.2 This statement has been prepared to present the site's location, current use, history and character and justify the design principles behind the proposals.

2 Application Site and Context

2.1 Location

2.1.1 The Coach House lies to the rear of the residential property Greenmoor to the west of Carlisle Road, Buxton. The site lies within the built-up area boundary of Buxton and within 'The Park' Conservation Area under the High Peak Borough Council Local Authority.



Location Plan and Aerial View of Site in Context with Surroundings

2.2 Site Use and Characteristics

2.2.1 The site is accessed via a private driveway which leads to a large detached two storey residential building that is a Grade II Listed Building, beyond which stands the application building known as the Coach House, which is predominantly single storey with a small part two-storey element. Adjacent single storey buildings serve a swimming pool (added following consent granted in 1980's to the north-east and a separated large garage to the south-east.





2.3 Site History

2.3.1 Previous planning applications on the site have included the following;

HPK/0002/8491 Rear Porch (Approved 10/11/1989)

HPK/0002/1459 Extension to Stable Block to form Swimming Pool 10.3m x 10.4m x 3.2m High (Approved 18/06/1984)

2.4 Character of the Surrounding Area

2.4.1 Carlisle Road is a residential area on the outskirts of The Park Conservation Area. The Coach House site actually lies on the western most boundary of the Conservation Area.

2.4.2 The Buxton Conservation Areas Appraisal describes the area as *'From Manchester Road the first sight of Buxton is the terrace of cottages at Nithen End that line the south side of the street. They step down the road and lead the eye along the street and into the town. The cottages are distinctly different from the rest of the houses along Manchester Road, which sit back, deep within large garden plots. The cottages and the small farm complex opposite form a very definite entrance into the town. Behind these farm buildings, the open moorland of Corbar Hill forms a stark backdrop. As the road descends into the town, it becomes leafy and the tree canopy crowds over the road. The immediate character is one of an enclosed space, formed by the dense tree cover on both sides of the road, and little sense of the buildings, shrouded within the trees. There are no long or short views or even glimpses of the town from here. Descending Manchester Road the views eventually open out where it meets Corbar Road and the character becomes gradually more urban*.' It also notes that '*As the town grew in the late 19th and early 20th century, streets were laid out with more generous dimensions, and comprised lower, mainly two storey buildings, many houses built by private commission (e.g. Carlisle Road and Temple Road). This created a more open character with fewer landmarks and the urban framework is less rigid and distinct, with fewer glimpsed views'*. The application site is not within a 'significant view and viewpoint' area.

2.5 Access and Local Facilities

2.5.1 To the north of the site lies Manchester Road which historically was one of the main routes into the town, and continues to provide direct access into the Middle of Buxton. Carlisle Road too links with the A53 directly to the south of the site which too provides access onto the centre of the town.

2.5.2 Bus stops lie along the length of Carlisle Road, one outside the site and service 76 provides access along between Market Place in the centre of Buxton and Bridge Street. Buxton Train Station lies between 800 –1000m away.

2.5.3 Buxton is host to numerous typical town centre services and amenities along with tourist attractions including The Pavillion Gardens, Opera House and Pooles Cavern.

3.0 Proposed Development

The current application proposes the conversion of the existing ancillary residential accommodation into a separate independent dwelling, with minor alterations.

3.1 Use

3.1.2 The use of the converted building will be for full residential use as a dwelling separate from Greenmoor.

3.2 Amount

3.2.1 It is proposed to provided 1no property within the existing building.

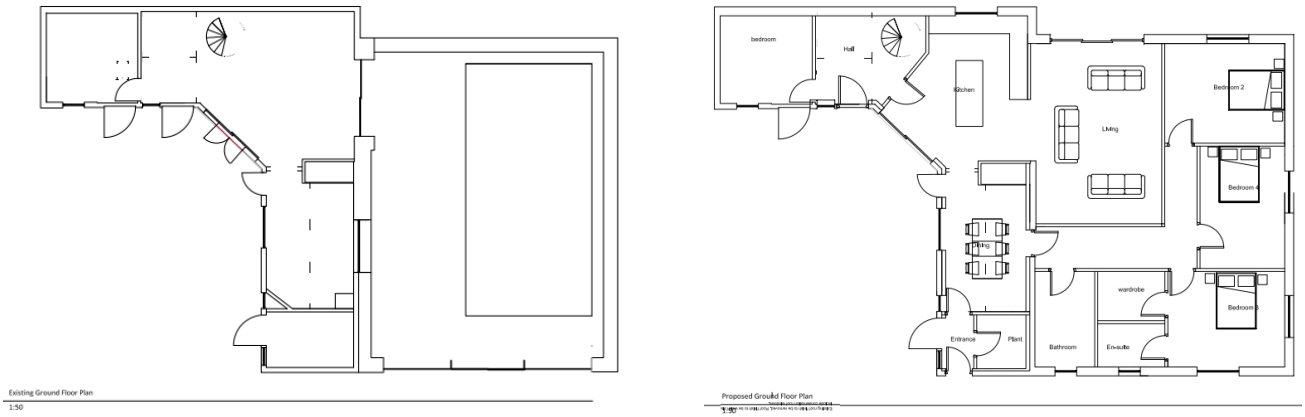
3.3 Layout

3.21 The layout and siting of the existing building will remain unchanged as there are no proposals to extend the building at ground floor beyond the existing building or existing site boundaries.

3.2 The existing accommodation is predominantly set over the ground floor area with kitchen area, storage spaces and swimming pool to the rear of the site. There is a small spiral staircase to an un-defined first floor space which sits centrally over the main apex of the building.

3.3 The proposals to formally convert the building into a separate residential dwelling which will provide a good sized four bedroom property set within the existing building footprint, with 3 bedrooms at ground floor and a master bedroom with en-suite to the small extended first floor space.

3.4 The existing single storey pool area will be demolished and re-built to provide an informal seating area and bedrooms at the rear of the building. The site has undergone previous extensions and alterations and these proposals would regularise the existing accommodation into a more appropriate layout.



Existing & Proposed Ground Floor Plans

3.4 Scale

3.4.1 The existing Coach House will remain largely unchanged when viewed from main public vantage points and the access off Carlisle Road due the alterations taking place to the rear od the site being the existing garage area.



Existing Elevation



Extract of Proposed Elevation

3.5 Appearance

3.5.1 The existing roof is to match the adjacent Greenmoor property. The existing sandstone chimney is to be repaired and retained.

3.5.2 The scheme proposes to demolish the pool area building and replace it with solid ashlar stone plinth and rendered blockwork to match the existing adjacent garage with the overall appearance designed to match the exiting main coach house building. This will improve the buildings current setting and the setting of the adjacent Greenmoor, therefore positively impacting upon the adjacent heritage asset.

3.5.3 Existing openings are to be retained. New timber doors are to be provided to fit into existing openings in a black colour to match the existing situation. Where new openings are proposed to the re-built pool area, they are proposed in timber to match existing situation, again provided in black. To the rear elevation of the rebuilt area new aluminium doors are proposed into the new living area. The existing black timber façade is to be replaced where required and stained/ painted to match existing.

3.6 Landscaping

3.6.1 All existing site landscaping and boundary treatments are to be retained. No alterations are proposed.

3.6.2 It is noted that the creation of an independent dwelling on the site will alter the existing residential curtilage to the heritage asset, Greenmoor, however there will be no physical markings or changes made on site to demarcate the two separate sites to provide these two curtialges. The existing site and landscaping is already such that no works are required and the splitting of curtilages would be solely a land registry matter. The proposed new curtilages are shown on accompanying plans.

3.6.3 Due to the spacious nature of the plot, the existing strong boundary treatments, and distanced relationship with neighbouring properties, proposed conversion would not result in any adverse harm to the amenity of neighbouring properties outside of the existing site boundary.



Retention of all boundaries and landscaping



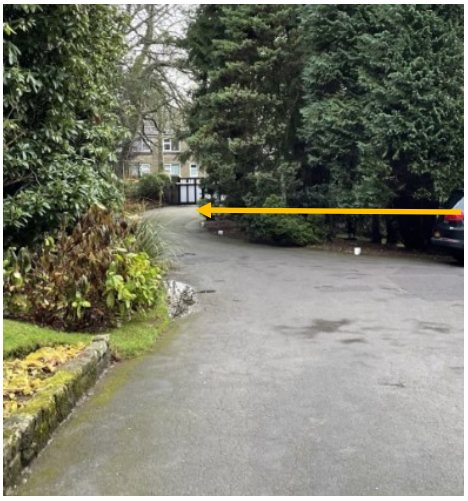
Land adjacent Coach House. Boundaries retained.



Clear existing boundaries retained as existing.

3.7 Access and Parking

3.7.1 The site is currently accessed from Carlisle Road via existing drive which runs along the edge of the boundary with the adjacent property. No changes are proposed.



Existing Access off Carlisle Road



Access from entrance up to Coach House



Hard landscaped area immediately outside Coach House courtyard gates

3.7.2 This will form a shared access to both dwellings and the setting to the building remains unchanged.

4 Planning Policy Context & Appraisal

4.1 The Development Plan

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that '*If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'*.

4.1.2 The Development Plan for the application site comprises of the High Peak Borough Council Local Plan.,

4.2 National Planning Policy Framework (NPPF 2021)

4.2.1 The latest version of the National Planning Policy Framework (NPPF) came into force in 2021 and forms a material consideration in the determination of the current application.

Achieving the Presumption in Favour of Sustainable Development

4.2.2 Paragraph 7 of the NPPF states that "*The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs*". It goes on to advise that "chieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.

4.2.3 In considering the economic role of development, the proposals will provide employment in the short term for the construction industry. The land is of the right type being suitable and available to support growth and innovation by being a previously developed brownfield site, suitable for redevelopment in line with the NPPF.

4.2.4 In considering the social objective the scheme will provide a new home which meets more modern day standards of living, meeting the needs of the present and future generations. It is a private site surrounded by mature vegetation which helps to foster a beautiful and safe space to live.

4.2.5 In considering the environmental objective the proposals protect the historic environment by refurbishing a building currently within the curtilage to a listed building, and maintaining it for the future. There are no negative impacts upon biodiversity as there are no proposals for amendments to site boundaries or removal or alterations to soft landscaping.

4.2.6 These framework does state that *"they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.*'

Delivering a sufficient supply of homes

4.2.7 To support the Government's objective of significantly boosting the supply of homes, the NPPF states that ' *it is important that a sufficient amount and variety of land can come forward where it is needed….,*'. The application site is a previously developed site which is currently underutilized and would take only minimal alterations to form an independent dwelling.

Making Effective Use of Land

4.2.8 National policy states that planning and decisions should '*promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions*.'

4.2.9 Paragraph 120 states that substantial weight should be given to value of using brownfield land. The application site is a former coach house which has been in existence on the site since the late 1890's. More recently modern alterations have been completed on the building further solidifying the sites brownfield/ previously developed status.

4.2.10 Paragraph 120, paragraph d also states that planning decisions should *' promote and support the development of under-utilised land and buildings..'*. The Coach House as it stands at present is a good sized property which has only been used for ancillary residential purposes. It is under utiliised as it could be converted to a full residential dwelling with relative ease. There are already existing services into the building as there has been use of a small kitchen area and also the swimming pool.

Achieving Well Designed Places

4.2.11 The NPPF states that '*Good design is a key aspect of sustainable development, creates better places in which to live and work'*. Pre-application discussions have been held with the LPA who have advised that any conversion should work within the shell of the existing building and the pool area could be integrated successfully into the main building, The current proposals do not propose any extension works at ground floor level beyond the existing building shell and so the form and appearance of the building, and its siting within the small courtyard area will not be harmed.

4.2.12 The scheme retains the existing design and character of the curtilage listed asset and seeks to just improve its condition and refurbish it to allow for it to have a continued presence on site and future use by new occupiers. There are no proposals to alter any existing historic features, materials and detailing.

4.2.13 The pool house extension roof will be replaced with a flat roof and in keeping with the buildings on the site and improving the setting.

4.2.14 In line with paragraph 130 of the NPPF the proposed improvement works will allow the building to function well and add to the overall quality for the lifetime of the building. It is not known who designed or constructed the Coach House however historical mapping shows it being constructed at a very similar time to the house, however its visual attractiveness will be increased as a result of the refurbishment works and therefore retain its historical character.

4.2.15 Section 12 also refers to the positive impact that trees can make to sites and their character. The planning application is accompanied by a tree survey and impact assessment which has shown that there is no impact upon the existing arboriculture on site.

Conserving and Enhancing the Historic Environment

4.2.16 National policy dictates that heritage assets '*are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' .* The application is accompanied by a heritage statement and it is considered that the proposals accord with national policy. The coach house is not listed itself, it is only curtilage listed.

4.2.17 The scheme accords with the idea of '*the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation'*. The building is already in ancillary residential use and would only require minor alterations for use a dwelling. This is an appropriate use for the building bearing in mind its current under utilization. It would not be appropriate for it to be developed for example for a mechanics workshop or warehousing facility due to its location set back and behind an existing dwelling and also lying in a highly residential area. The change in land use does not really occur until further east of the site along Manchester Road and into The Park area itself.

4.2.18 Paragraph 200 concerns the potential harm to a heritage asset as result of development. What must be noted is that the Coach House is only curtilage listed and is not a heritage asset in its own right, and therefore any impact would not be considered on the same level as if it were a listed building. However, there is a relationship between the Coach House and the adjacent Greenmoor listed building and so impact upon Greenmoor is a consideration. The majority of the proposed works to the Coach House lie to the rear of the building and away from sight of both Greenmoor and from views along Carlisle Road and the driveway therefore there will be no negative impact on the heritage asset and its setting in this respect. The proposed works to the elevations are essentially conservations works, undertaking localised repairs where necessary.

4.3 Local Planning Policy—High Peak Local Plan

4.3.1 Under the High Peak Local the site would be predominantly subject to planning policies S2; Settlement Hierarchy, H1: Location of Housing Development and EQ7:Built and Historic Environment.

4.3.2 The site is located within the built up area boundary of Buxton which is one of the larger Market Towns that is home to a number of services facilities and employment opportunities and is at the top of the settlement hierarchy under Policy S2. Therefore the principle of development within this urban location is acceptable.

4.3.3 Policy H1 supports the 'effective re-use of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose' and 'housing development on unallocated sites within defined built up area boundaries of the towns and larger villages'. The site lies within the market town of Buxton and the scheme forms conversion of existing building and would therefore accord with policy H1.

4.3.4 The site falls within the Buxton—The Park Conservation Area and planning policy EQ7 seeks to ensure that any proposal in a conservation area are the optimum sustainable and viable use which involves the least change to the fabric, interior and setting of the building. It must be noted that the building is only curtilage listed and has been extended and altered before with more modern construction materials used in the build. The change of use for residential purposes is a viable use consistent with the immediate surrounding area. The current proposed scheme is to try and create a more dwelling more closely linked to the adjacent Greenmoor heritage asset with minimal alterations. The existing layout of the building remains the same. The proposed elevational treatment too will be largely retained as existing and conserved and enhanced, for example the retention of existing openings and replacement of existing timber stable doors and windows with new.

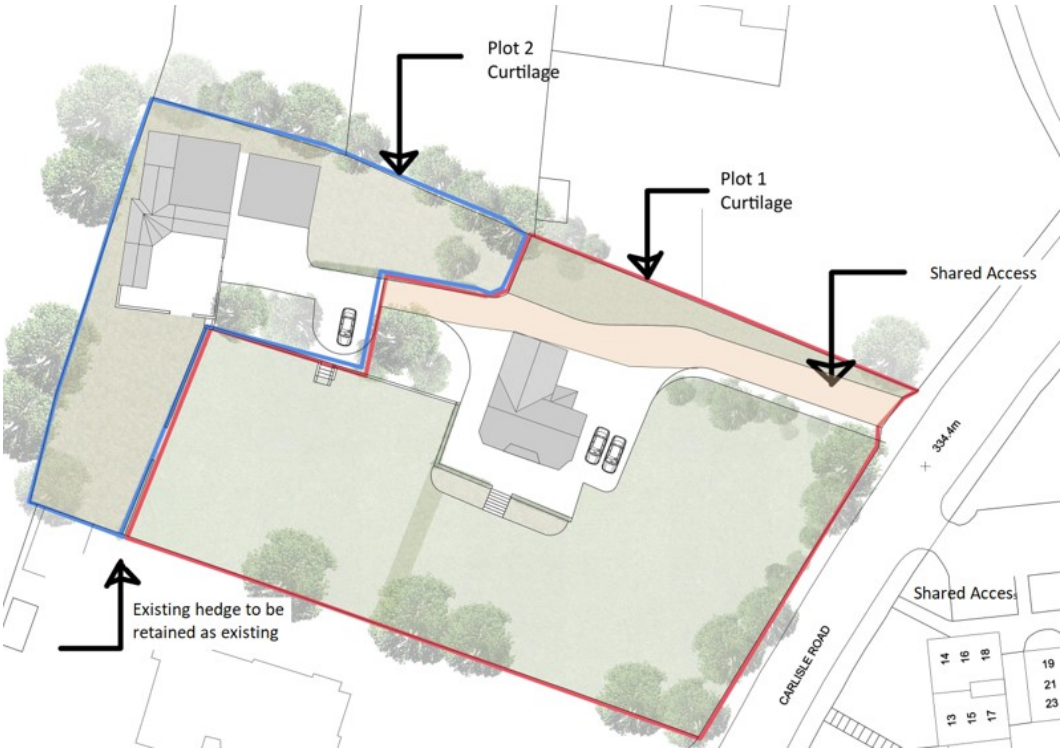
4.3.5 EQ7 also requires development in conservation areas to show how they have taken into account characteristics and settings of the conservation area in which it lies. This area is described in the Buxton Conservation Area Appraisal as '*includes the planned development of Buxton Park and Devonshire Park, developed by the Dukes of Devonshire between the 1850s and 1880s to landscape layouts by Joseph Paxton and Robert Rippon Duke* '. The site lies on the outer edge of the conservation area and is far from any of the stated landmarks, significant views or glimpse points however is within a cluster of positive buildings at the north west corner. The area is characterised by large detached villas set in mature gardens. At Nithen End '*the immediate character is one of an enclosed space, formed by the dense tree cover on both sides of the road, and little sense of the buildings, shrouded within the trees. There are no long or short views or even glimpses of the town from here'*. This sense of separation of plots and privacy is retained in with the proposals by the retention of the building and its refurbishment.

4.3.6 Policy S7 seeks to protect the spa heritage of Buxton, provide for the housing needs by planning for sustainable housing and encourage local economy diversification. The proposals do not negatively impact upon the aims of S7 nor detract from the spa heritage of the town. What it does do is provide a ne independent dwelling on a previously developed site within an existing building shell with no impact upon adjacent heritage asset.

4.4 Other Matters

4.4.1 During pre-application discussions with the council, the conservation officer raised concerns with regards to the principle of creating a new independent planning unit due to the potential harm to the setting of the listed building and wider conservation area and had concerns over the principle of forming a separate dwelling within the curtilage of the Listed building and considered this could lead to the fragmentation of the site, creation of a separate curtilage.

4.4.2 Whilst the above is noted, there will be no physical on site boundary changes to the site to demarcate the two plots. The site benefits from existing mature site boundaries, which are clearly defined and create a natural curtilage to the independent dwelling.



4.4.3 There are many examples where coach houses associated with larger dwellings have been converted and created a positive contribution to the setting, for example, at Lismore Road where a coach house was granted permission for form 3no one bedroom dwellings. There are also other examples of listed buildings that have been converted to create additional dwellings. One such example is at Sevenways where the property, by the same architect as Greenmoor, was permitted to he converted to 4no apartments in 2018.

5 Summary and Conclusions

5.1 The scheme proposes the conversion and restoration of an underutilised curtilage listed former coach house/ stabling building to provide a dwelling. Precedent has been set for redevelopment works to the building with the previous planning approvals and works required under the current proposal are minimal to complete the conversion. The scheme accords with both local and national planning policy and has the support in principal of the council conservation department for redevelopment.