

HERITAGE CONSIDERATIONS

The existing building is located in Buxton at the south west corner of the junction to Lismore Road and Burlington Road. The property is screened from view at the road side by dense, tall, mature shrubbery and mostly evergreen trees, this maintains privacy all year round and the property cannot be seen from the road.

The property is not listed but lies to the west of area 4 Pavilion Gardens and Serpentine Walks Conservation Area. Half of the site lies just outside the conservation area.

The main building has been converted into 4 apartments. Additional conversions and new buildings in the grounds have formed a total of 10 apartments.

The applicants own the entire ground floor of the original building together with the basement accommodation. At present the whole of the ground floor (originally intended as 2 apartments) is occupied as one apartment, however the plan is to revert back to two separate ground floor apartments. The basement is occupied as a separate apartment.

The building is constructed from coursed gritstone, blue slate roof and white timber windows.

IMPACT OF DEVELOPMENT PROPOSAL

The proposal includes minor works to the rear of the building at the ground floor.

The proposal is to replace the existing lean-to structure on the south west elevation with a larger lean to single storey extension to accommodate a dining room to the existing kitchen.

The proposal is designed to respect the existing building.

The South East elevation has been set back from the main building.

The walls will be constructed from coursed natural gritstone to match the main building.

The windows will be white timber to match the rest of the existing building.

The roof will be blue slate to match the existing building.

Prior to the submission of this application, there has been full consultation with other occupiers and owners on the Moorcroft development, who are the only persons affected in any way by the current proposals. All of the existing residents have indicated their support, and have indicated to the applicants that they have no objections to the proposal.

The Buxton Conservation Areas Appraisal document (2007) identifies the main characteristics of the Pavilion Gardens and Serpentine Walks Buxton Conservation Area as:

- Gardenesque & Serpentine landscaped public parks of the 19th century
- Highly unusual and individual public and semi-public buildings
- A series of inward looking spaces

The replacement of the existing structure, which is in need of repair, is a minor alteration to the building and given it cannot be seen from any of the public spaces and only visible from the parking area within the private grounds, will have minimal impact on the overall conservation area.

Overall, given the minor works proposed it is considered that the application will serve to conserve the significance of the conservation area.