

**Design and Access Statement:
Roofing Work in a Conservation Area:
Park Lea, 60 Park Road, Buxton, SK176SN**

A. Replacement of existing roof (in a Conservation Area)

Proposal:

Existing multi-pitched Welsh (blue) slate roof with decorative terracotta ridge tiles to be replaced 'like-for-like,' re-using existing materials, as much as possible. Additional materials will be carefully sourced to match the type and appearance of the existing roof. The original footprint, elevation and configuration of the roof will be retained.

1. What **features** are on the existing site?

Park Lea 60 Park Road is a mid-century Victorian town house, located on the northern sector of Park Road, Buxton. The building is not listed but does lie within a conservation area.

The building is constructed in Millstone Grit stone blockwork with a multi-pitched Welsh slate roof with dormer windows and skylights. Large, semi-ornate wooden sash windows are in the front and side elevations of the building.

A modern residence lies immediately to the east, with a similar Victorian town house lying to the west. Modern residential buildings lie immediately across the road to the property to the north.

The building is split into apartments at the rear. Penny Anderson Associates Ltd head offices are in the front of the building facing out onto Par Road. The proposed roofing work only extends across the section of the building owned by Penny Anderson.

The roofing work will be undertaken using methods and materials sympathetic to the wider conservation area.

2. Please provide details of how **access** issues will be addressed

Access to and from the building will remain unaffected by the proposed roofing work. During the roofing work, the entrance to the building will be covered to prevent debris from falling into the area above the main entrance. The same will be done above the rear (lab) door to located on the west elevation of the building.

The existing private driveway to the building will be used to bring scaffold and roofing materials to the site. It is anticipated that a skip may be required to remove existing roofing material and debris from site. The skip will be positioned in the PAA car park (see accompanying Figure 2). The skip will not directly obstruct the public highway or footpath outside the property and will be taken away for disposal after the works are completed.

3. Please provide details of the **layout** of proposed development

The layout of the building will remain unaltered / unaffected by the work.

4. Please provide details of the **scale/appearance** of the proposed development

The scale of the works will be restricted to the existing footprint of the building.

In terms of appearance, as stated above, the roofing work consists of a like for like replacement of the existing roof. Elevations remain unaltered, no additional dormer windows or skylight windows are to be added.

Any woodwork requiring replacement will be replaced like for like and colour matched. The original roofing materials are to be stored and re-used. Leadwork will be replaced as required. (See accompanying photographs).

Period style barge boards and gutters were replaced several years ago and remain unaffected / unaltered.

After completion, the appearance of the building will remain unchanged.

5. Please provide details of the **landscaping** in the proposed development

No landscaping works are required / not applicable.

6. Please provide details of how **Heritage Assets** issues have been addressed.

Existing

Park Lea 60 Park Road is a mid-century Victorian town house, located on the northern sector of Park Road, Buxton. The building is not listed but does lie within a conservation area.

The building is constructed in Millstone Grit stone blockwork with a multi-pitched Welsh slate roof with dormer windows and skylights. Large, semi-ornate wooden sash windows are in the front and side elevations of the building.

The building was originally constructed as a single, large town house and subsequently converted into apartments in the 1960s. The exterior of the building remains unchanged, except for a single-story double garage which was added to the west side of the property sometime before 1997, and which was subsequently converted into a meeting room by PAA in 2005.

Impact

Re-use of existing roofing materials, together with the careful sourcing of replacement materials (blue slate and terracotta ridge tiles) will ensure that the roof and building in general looks the same as it does pre works, with no visual impacts on the aesthetic appearance of the building and its wider context within the conservation area.