

Heritage Statement

Introduction

This application seeks approval for the variation of condition 2 on the approved planning application ref: HPK/2022/0307 for 8 Compton Road, Buxton.

The following amendments are sought as part of this application:

- Variation of garage roof pitch to a steeper pitch which matches the main dwellinghouse, which will raise the ridge height of the garage
- Finished floor level of the proposed garage raised by approximately 300mm, due to higher than expected bedrock on site
- Addition of circular feature window to the front elevation over the garage door
- Reduction in overall building footprint from the approved length of 7.96m to a proposed length of 6.46m.

Background

8 Compton Road is a large semi-detached dwelling within the Buxton College Conservation Area. The property is constructed with coursed gritstone walls and a slate roof. The frontage to the property comprises coursed stonework with decorative stone detailing to the cill, head and jambs of the single windows and additional decorative stone mullion detailing to the bay windows. The front entrance has decorative stone detailing to the head and jambs.

Compton Road sits on the edge of the Buxton College Conservation Area and no dwellings on Compton Road are referenced as heritage assets within the Buxton Conservation Areas Character Appraisal 2007.

Proposed Garage

The proposed garage is located at the rear of the property. There is a precedent of garages in similar locations at no.s 6, 10 and 12 Compton Road.

The garage will be externally clad in local stone with a slate tiled pitched roof to match the main dwelling house.

Previously, the roof pitch of the garage on the approved plans was a relatively shallow pitch – approximately 35 degrees. The requested variation is to increase the pitch to 45 degrees, which is more in keeping with the roof pitch on the main dwellinghouse as well as surrounding historic properties.