



Residential Architecture Design and Planning

Design, Access & Heritage Statement

Proposed Change of Use from C1 to C3 with permission to use as a holiday let at 1 Rock Terrace, Buxton

February 2024

This statement has been prepared in support of a full planning application for a change of use from C1 to C3 with permission to use as a holiday let.

The property is a terraced dwelling located in the Higher Buxton Conservation Area, on the corner of Rock Terrace and Bath Road. The terrace is continuous from Bath Road into Rock Terrace and No. 1 forms a distinctive shape to link the two roads. It is close to St Annes Church which is Grade II* listed and the Swan Public House, Grade II listed.

It is a double fronted three storey stone built property with substantial cellars and a small front garden and rear yard, most typical of Victorian Buxton. The dwelling has a slate roof with exposed timber rafters at eaves level. It is one of many attractive terraced villas in the vicinity incorporating stone features and two storey timber bay windows. There are small dormer windows at attic level. The front garden boundary wall has chamfered stone copings.

There are no internal or external changes proposed to the property. The house is currently in use as a holiday rental property, use class C1 and the proposal is to change the use class to residential C3. There is the potential for a more permanent resident to focus on the ongoing maintenance of the property. There could also be a reduction in the necessity for on street parking, bearing in mind the sustainable location within Higher Buxton.

The property will continue to contribute to the quality of the character of the Conservation Area and the proposal will not result in a harmful impact on the building's significance as a heritage asset, the Conservation Area in which it is sited or the neighbouring Listed Buildings.