

BENCH ARCHITECTS

CONSERVING THE PAST, DESIGNING THE FUTURE

Design and Access Statement and Heritage Assessment



Project name:	Brantwood, 29 Temple Road, Buxton, SK17 9BA
Project description:	Refurbishment and repairs, proposed single storey extension to the south elevation, demolition of late twentieth century conservatory to west elevation, provision of a garden store, pergola and gazebo within south garden.
Project number:	22228
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Issue Record:

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1.0 SITE LOCATION AND DESCRIPTION

Brantwood is approached from Temple Road, laid out in the southern part of Buxton, Derbyshire, at the turn of the 20th century alongside a number of other streets that comprise Character Area 7, “College”, as described in the Buxton Area character appraisal adopted April 2007. Temple Road’s low density and generous width, at least compared to the other streets laid out in the same period, and the variety of design, the result of numerous architect commissions, reflects the aspiration of its builders to attract a slightly more well to do clientele.

The subtle curve of the street, a reaction to early Victorian orthogonal planning, and gentle rise, “creates unfolding short-range views dominated by the front gardens and boundaries of large houses set within generous grounds and glimpses of interesting buildings above coursed stone walls and thickly planted hedges of yew, holly and beech.”¹

Largely built in the eclectic Northern Arts and Crafts style, with timber framing reserved for key areas, particularly gables and jetties, the villas were intended to make bold design statements and presented a “major departure of building style in Buxton, bringing in new materials such as tile-hanging (No. 25) and slate-hanging (No. 27). They all, however, shared a solid ground floor of local gritstone.”²

2.0 PLANNING HISTORY

Details of historic Planning applications -

HPK/0003/1159 – 1991: Application for a “rear single storey extension” was approved 30/01/1992. Uncertain if proposals were ever implemented (though they could, possibly, relate to the conservatory).

HPK/2008/0039- 2008: “Proposed upgrading of the existing attic rooms and existing dormer including the provision of two additional dormers to replace some of the Velux windows, the demolition of the garage and its relocation on the east gable, the provision of a red tiled roof”. Approved 18/03/2008.

3.0 DESCRIPTION OF BRANTWOOD

Set within a plot measuring approximately 0.22 ha, Brantwood is a large, detached, “Villa Residence” built in an Arts and Crafts style in 1907 by Charles Swain for “The Misses Taylor”. The house is an asymmetric composition of rough dressed, coursed gritstone and black painted timber framing panels of white painted render. A street facing, bow fronted, central range, surmounted by a jettied attic supported on large brackets and glazed with many leaded lights, is the focal point of the house and marks the location of the double height reception hall and stair. While the asymmetry of the elevations has been largely preserved, the asymmetry of the roof has been lessened by approved proposals to reconfigure the attic space and the introduction of additional dormers.

Though the grounds are large, historic mapping and aerial photography shows that the south

¹ Mel Morris Conservation (2007) – Buxton Conservation Areas Character Appraisal – High Peak Borough Council. p.102

² Ibid. p.102

garden once extended to Green Lane with a driveway following the east boundary connecting the house to both streets. The current southern site boundary aligns with a loose line of planting that once screened the south garden entrance, the area of hedging now missing at the south east corner of the site aligned with the lost drive.

A single storey service wing is extended east by the addition of a modern garage constructed approximately 2008 (see application ref: HPK/2008/0039). To the west, a glass-roofed conservatory, constructed circa 2018 on the retained stone plinth of a more heavily framed, tile (formerly glass) roof garden room, crudely abuts.

The south, Garden, elevation is marked by its variety of window forms which include two and three-sided oriels, a large bow, and French doors providing access onto a veranda. The service wing and garage are partially screened behind a coursed stone wall framing a paved yard.

In addition to the extensions already noted, numerous smaller alterations have taken place. Study of the Architect's original drawings suggests that the glazing of several windows has been replaced with leaded lights lost. The original balustrade to the entrance porch has also been lost, the present design, installed approximately 2018, replacing (and inspired by) an art deco styled timber construction not believed to have been the original. The square within a truncated cross motif of the replaced balustrading is repeated within the panels of the modern garage doors and internally, where it has been replicated with pinned beading.

Accommodation is spread across three floors with a small cellar accessed from the kitchen.

Several alterations have been made to the plan since construction – at ground floor subdivisions within the service wing have been lost, at first, the insertion of stud partitions to create ensembles and dressing rooms detracts from the original form of bedrooms.

Generally, unsympathetic decorations and many additional, poor quality, mouldings detract from the quality of the original fittings and clutter the original design.

4.0 THE ARCHITECT

The text below is quoted from <https://manchestervictorianarchitects.org.uk/architects/charles-swain>. A list of Charles Swain's works is available from the same source

In Manchester Charles Swain was one of the most prolific architects of the inter-war period until a spectacular bankruptcy in 1934 ended his career. Given the causes, his bankruptcy received little sympathy from fellow professionals at a time when moves were afoot to impose rigorous professional standards in advance of the Architects Registration Act. Considered an embarrassment, Charles Swain was effectively erased from the record.

He was born at Newton Heath in 1882, the son of Matthew and Mary Swain. His father was a master iron founder and head of Matthew Swain Limited, Newton Heath, Manchester, a business continued well into the twentieth century by Charles's brother. At the 1937 British Industries Fair the firm exhibited a range of products including Cast Iron Holloware (Tinned, Enamelled and Rustless), Combination Grates, Mantels, Adaptable and Independent Fires, Mantel Registers, Furnace Pans, Domestic and Builders' Castings, Negro Pots, Rice Bowls and other Native Cooking Utensils. The family lived at Newton Heath until moving to Buxton while Charles Swain was still a teenager.

In 1901 Charles Swain was employed as an architectural assistant and in that year, he obtained second premium in the competition for a Thermal Water Pump at Buxton, being a Memorial to Queen Victoria. According to evidence given at his bankruptcy proceedings Charles Swain opened an office in Manchester in 1904. He first appeared in the directory of 1906 with offices at 12 Exchange Street. Most of his early commissions were in and around Buxton, but in 1910 he was appointed architect for a new cinema in Whitworth Street, Manchester and obtained a number of similar commissions in the following five years. After the First World War he was initially involved with local authority housing schemes but was soon involved in major projects in the central area of Manchester, including Henry's

Department Store 95-101 Market Street Manchester (1921-1922) and Imperial Buildings Oxford Road (1926). In 1922-1923 he prepared plans for a new stadium for Manchester City Football Club at Maine Road, Moss Side, where he was a director for a number of years. He also obtained several commissions from the Borough of Salford. All this would end in August 1934 when a petition for bankruptcy was made.

Buxton buildings and designs by Charles Swain include:

Boys School, Kent Bank Road, Buxton

"Filleigh", 12 Temple Road (attribution uncertain and may actually have been located at 31 Temple Rd and therefore, now demolished), 1906

"Brantwood", 29 Temple Road, 1907

House for Mr A Parker, Carlisle Rd (uncertain if this large, 6 bedroom house still exists)

Houses in Green Lane, No. 97 Poole Croft and No. 99 Cove Side, 1908

New Church, Harpur Hill (Competition)

Pair semi-detached houses, 95 and 93 Green Lane, 1911

The Grange, The Park (extensions)

"Canavan", 16 Temple Road

5.0 HISTORIC SIGNIFICANCE

Brantwood is a notable example of a large, Northern Arts and Crafts style house set within generous gardens behind coursed stone boundary walls and hedges, typifying the main characteristics of the Temple Road, "College" character area.

Brantwood's architect, Charles Swain, though prolific in the inter-war era, ended his career in ignominy and is now largely forgotten.

Of the three houses that Swain is believed to have designed on Temple Rd (there is some uncertainty as to the identity of 'Filleigh' with some sources confusing the house with no. 12, Brooklands), Brantwood is the most distinctive, and, by virtue of its siting, one of the most visible examples of the highly individual Arts and Crafts houses being constructed on this street at the turn of the century.

6.0 THE PROPOSED WORKS AND THEIR IMPACTS

The proposals primarily relate to the service wing and garage. The garage is a recent extension, added to the east gable in 2008. The service wing, originally designed to comprise wash house, larder and outside lavatory and screened from the garden by a stone wall enclosing a yard, has been extensively revised by former residents with the wall between larder and washroom demolished to create a large utility. A door providing access between yard and washroom was also partially blocked to form a window prior to construction of the attached garage (see application ref. HPK/2008/0039, existing scullery floor plan).

Construction of the garage necessitated the demolition of the washroom gable window (reconstructed as a door between Garage and Utility) and blocking of the WC window.

- 1 Our proposals to provide enlarged Kitchen and Dining accommodation (Room G10) require the demolition of the yard screening wall and rear (south) wall of the utility to create a large, open, family room with south glazed wall allowing views of the garden. The proposed kitchen extension occupies the current yard, and it is suggested that the masonry from the yard wall be reused to construct a small extension to the south of the garage providing a boot room and dog shower G16. The extensions will not be visible from Temple Rd and have no impact

- on the character of the conservation area or neighbouring properties.
- 2 The works proposed to the garage are:
- Replacement of the existing stair to facilitate vehicle parking (the protrusion of the existing stair into the garage restricts vehicle access)
 - Reinforcement or replacement of the mezzanine floor structure to allow the proposed use as a home Gym
 - Glazing of the south gable to provide views of the garden (note that the proposed reinstatement of hedging to the south east corner of the garden and separation distance between Brantwood and neighbouring properties prevent overlooking).
 - Provision of two conservation type rooflights (replacing one existing Velux) to allow ventilation of the mezzanine (these are located at the north end of the garage on opposing pitches. If required, the east facing rooflight RL12 can be etched/obscured to prevent overlooking of no.27)
 - Replacement of the existing garage doors and slight widening of the opening to improve vehicle access.
- Of the changes proposed to the service wing and garage, only the enlargement of the garage door and rooflight additions are visible from Temple Rd and these do not detract from the historic significance of the property as they are subtle interventions to modern extensions.
- 3 Works proposed to the larger portion of the house restore detail and form lost through unsympathetic additions and replacements.
- The reinstatement of leaded lights to windows that have been reglazed restores the appearance of the original design. These, and existing where practicable, are to be encapsulated to improve the thermal efficiency of the house.
- 4 The proposed opening up of infilled window opening WS03 to the second-floor bathroom and removal of accretive service pipework (rerouted internally) restores the original form of the dwelling and removes poorly resolved additions. Note that it is generally proposed to re-route service pipework internally where practicable.
- 5 Removal of the late twentieth century Conservatory G15, believed to have been built in the early 1990s and reconstructed with new window framing and glazed roof in 2018, restores the west elevation to near its original form. The proposed alteration of the french doors that give access to the conservatory is not considered to have a negative impact – the original arched opening will be revealed by the proposals and the reconfiguration of the opening to provide a window will enhance Sitting Room G3 by improving its flexibility of arrangement.
- 6 Two french doors will remain to G3, providing access to the Veranda, which will be returned to its original form with non-original doors and screens removed.
- 7 It is proposed that paint scrapings be taken to allow the original exterior painting scheme to be identified. These will inform the choice of colour and finish for repainting of existing exterior timber and render and decorating new.
- 8 The proposed replacement of the balustrading to Porch G16 with painted Accoya timber guarding replicating the 1907 design has a positive impact. The existing steel balustrade, inspired by the timber balustrade demolished sometime between 2014 and 2017, is of an inappropriate material and form, relating poorly to the design and detail of the elevations.
- 9 Removal of non-original Rooflights RL7 and RL8 to the north and east elevations serving the second-floor bathroom and stair will have a positive impact on the heritage significance and appearance by restoring the architect's original design intent. Where existing rooflights RL1, RL2 and RL6 are to be replaced, the existing are of poor quality and their replacement with conservation type rooflights of a more appropriate material and colour will improve the appearance of the roof and aid ventilation of the roof spaces.

- 10 Although the form of many of the rooms survive, they have been poorly redecorated with numerous inappropriate mouldings adhered to doors, walls, and ceilings. These are to be removed and the originals restored.
- 11 Landscaping proposals include:
- revision to paths adjacent to the existing walled yard to align levels with proposed extension
 - addition of a Gazebo adjacent to the south site boundary, aligned with the bow fronted window to Library room G4.
 - Provision of a Garden Store on an existing area of hardstanding adjacent to the east site boundary and Garage.
 - Creation of a herb garden with pergola in the south east corner of the garden where existing hardstanding suggests former garden buildings were located.
 - Restoration of hedging at the south east corner of the garden.
 - Erection of a fence separating north gardens and vehicle hardstanding to create a secure area for dogs.

7.0 PLANNING POLICY STATEMENT

The following section identifies relevant planning policies and demonstrates that the proposals are in accordance with local and national planning policy.

The following documents have been consulted in the preparation of this proposal:

- BUXTON CONSERVATION AREAS – Character Appraisal. April 2007. Mel Morris Conservation for High Peak Borough Council.
- The “High Peak Local Plan”. Adopted April 2016.
- National Planning Policy Framework 2021.
- Historic England Advice Note 2.

The National Planning Policy Framework (“NPPF”) (2021) states that with regards to heritage:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting” (paragraph 194)

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal. (paragraph 195)

In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness (Paragraph 197)

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or

indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (Paragraph 203)

Though the Buxton Conservation Area Character Appraisal does not directly discuss Brantwood, it notes the under-representation of villas in the statutory list. As part of the appraisal 27 buildings were identified as fulfilling the national criteria for listing and recommended to “be put forward to English Heritage for consideration for “spot listing”. Brantwood, “Brooklands” 12 Temple Rd, and “Lerryn”, 25-27 Temple Rd, are among these 27 buildings, however, in the 16 years since the writing of the Character Appraisal, none of the above have been listed. Applications to extend No. 25 were approved in 2011 and 2023, and Brantwood was extended in 2008

Local Plan Policy EQ7 states that the Council will:

“conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.”.

The policy then lists the criteria any proposal which has the potential to impact on the Conservation Area should consider. The most relevant of these criteria are:

- *Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal...*
- *Requiring proposed developments that affect a heritage asset and / or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.*
- *Requiring development proposals in Conservation Areas to demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing, in accordance with Character Appraisals where available.*

In preparing the proposals we have carefully considered the above and have minimised harm to the conservation area and non-designated heritage asset. The proposed extension respects the form, scale and materials of the existing dwelling while providing an honest approach to the intervention. The extensions are subordinate to the main form of the house and, by virtue of their scale and siting, do not affect views away from or toward the heritage asset.

8.0 ACCESS

The proposals do not include any changes to the access arrangements for the site or Buildings.

PUBLIC TRANSPORT

The proposal does not affect access/ transport planning.

Railways:

Train Station is 0.9 miles from Temple Road. Northern Railways connect Buxton to Manchester.

Bus/Coach Services:

Several buses serving Buxton to Manchester, Macclesfield, Bakewell and other surrounding towns.

Air Travel:

Manchester Airport is 22 miles from Buxton.

9.0 ENVIRONMENT

Ecological matters -

The proposals do not include any changes that would affect ecological matters.
Note that the roof space is habitable, in use and that the roof has been recently replaced.

Arboricultural matters -

No trees are affected by the proposals.

10.0 CONCLUSION

The proposed works reverse inappropriate historic alterations, removing low quality late twentieth century additions and restoring several parts of the house to their 1907 design, enhancing the contribution of the dwelling to the character of the conservation area. The proposed extension, obscured from view of neighbours and Temple Road, is of high quality, improving the balance of the south elevation and respectful of the scale and proportions of the main house. Demolitions proposed are restricted to the modern conservatory, much altered single storey service wing and 2008 garage extension, the loss of original fabric further reduced by the proposed reuse of stone from the demolished yard wall.

11.0 PRIMARY SOURCES AND BIBLIOGRAPHY

11.1 [Charles Swain - Architect | Architects of Greater Manchester \(manchestervictorianarchitects.org.uk\)](http://manchestervictorianarchitects.org.uk)

11.2 **Mel Morris Conservation** (2007) – Buxton Conservation Areas Character Appraisal – High Peak Borough Council.

11.3 **Langham, Mike** (2001) - **Buxton: A People's History** - Carnegie Publishing Ltd