

Cymes Conservation

Accredited Architect and Historic Buildings Consultancy



Dakin Cottage Design & Access Statement

Third Issue, 24 July 2024

Prepared For

Mr & Mrs Atkinson
Dakin Cottage, Waterswallows Road, Buxton

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Contents

Introduction	i
Design Principles & Concepts	1
1.0 Context to the Application	
2.0 Design Concepts	
Pre-Application Consultation	9
Local Planning Policy	10

Introduction

Scope

This Design & Access Statement has been prepared in support of an application for planning and listed building consent for a new garden room extension and conservation repairs to Dakin Cottage, on behalf of Mr and Mrs Atkinson. This statement should be read in conjunction with the application drawings by Cymes Conservation. We recommend the Heritage Statement by Jenny Wetton Conservation is read first.

Site Location

Dakin Cottage is located off Waterswallows Road, Buxton. OS grid reference, SK 07226 74145.

Statutory Designation

Dakin Cottage is located outside the Buxton - Fairfield Conservation Area, its curtilage forming the boundary. The local planning authority is High Peak Borough Council.

Listed as grade II listed on The National Heritage List for England, under the List entry, no. 1257798, namely: DAKIN COTTAGE AND ATTACHED GARDEN WALL.

Extract from the List entry is as follows:

BUXTON

SK07SE WATERSWALLOWS ROAD, Fairfield 616-1/2/103 (South side) Dakin Cottage and attached garden wall

II

Formerly known as: Fairfield Farm, Townend. WATERSWALLOWS STREET Fairfield. Farmhouse, now house. 1683, altered late C18 with C20 alterations. Coursed limestone rubble, with gritstone dressings, stone slate roof with coped gables, kneelers, cross finials and stone stacks. PLAN: T-plan. EXTERIOR: 2 storeys. Quoins. South garden front has 3 irregular windows. Off-centre 3-light flush mullion window with hood, to right two similar 2-light windows, to left a 4-light chamfered mullion window. Above central 4-light flush mullion window with hood flanked by similar single 2-light windows. East gable front has 2-light chamfered mullion window to right, and above central similar 3-light window. Beyond to left single storey C20 addition with stone doorway, glazing bar casement and 2 doors beyond. North gabled front has two C20 casements and above a similar casement. West front has ashlar doorway with hood supported on brackets and plank door, to left 3-light window in stone surround. Above 2 similar 2-light windows. North return front has blocked doorway to left with C20 2-light casement and 2-light casement to right, above similar 2-light window and to left a small circular opening. INTERIOR: has at first floor roof truss visible with staggered purlins, trenched into rafters. Beams to ground floor have protruding pyramidal stops. Possible original square headed fireplace survives to right-hand room. The left-hand unit reached internally through a chamfered doorway. SUBSIDIARY FEATURES: attached crenellated garden wall, probably late C19, bears the Dakin crest (battleaxe in hand).

Listing NGR: SK0722674146

National Information Requirements

Government guidance based upon Article 4 of Statutory Instrument 2013/1238, sets out the legal requirements for Design and Access Statements. The guidance outlines the content required within a Design and Access Statement accompanying an application for Listed Building Consent, as part of the National Information Requirements. This guidance states:¹

Design and Access Statements accompanying applications for listed building consent must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- a. the special architectural or historic importance of the building;
- b. the particular physical features of the building that justify its designation as a listed building; and
- c. the building's setting.

In addition, the guidance states that the:

approach to access, including what alternative means of access have been considered, and how relevant Local Plan policies have been taken into account' must be explained. And that: 'The level of detail in a Design and Access Statement should be proportionate to the complexity of the application...

1. Ministry of Housing, Communities and Local Government, paragraph: 032, Reference ID: 014-032-2014306, revision date: 06-03-2014. <https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement>, accessed 15 January 2024.

Design Principles & Concepts



1.0 Context to the Application

Despite its external appearances, Dakin Cottage has a modest amount of accommodation at ground floor. Its stone mullioned windows and medieval-like proportions, gives the house its intrinsic inwardly looking character, with a distinct disconnection from its gardens and yard. It is accessed from the north-east.

Its flexibility for adapting to modern family living (including working-from-home lifestyle) is fairly limited, being very cellular with each room sub-divided by thick masonry walls as a outcome of the pattern of its gradual development and enlargement over time.

At ground floor, the northern most part of the house is assigned to service functions, but does not make efficient use of that space. Thus the C20 WC partition compromises an otherwise large and useful room to an awkward space for laundry. The attached lean-to northern outbuilding is partially enclosed and currently provides little useful purpose, including an un-heated outside WC, partitioned by a modern and unstable brick wall; there is unrealised potential.

The northern yard connects the attached lean-to outbuilding and the northern most C19 extension and is enclosed by the attached listed garden wall. It is under

utilised owing to its damp, shaded and northern orientation. This, therefore, offers little in the way of pleasure use ancillary to the house and likewise, offers little for service use unlike the driveway area opposite.

Our client wishes to reorder this northern most C19 part to provide more useful family living space and put the attached lean-to outhouse to appropriate use as functional service spaces, connected to and heated with the main house. This connection in the form of a garden room extension, affords a strong connection with the garden.

Fig. 1. Above: Existing north garden wall elevation.