

Cymes Conservation

Accredited Architect and Historic Buildings Consultancy



Dakin Cottage, North Window Alteration Design & Access Statement with Impact Assessment

First Issue, 4 February 2025

Prepared For

Mr & Mrs Atkinson
Dakin Cottage, Waterswallows Road, Buxton

Document Control

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Introduction

Scope

This Design & Access Statement has been prepared in support of an application for planning and listed building consent to convert an existing window into a door to the garden, at 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 Design Principles

The house has limited direct access to the west garden from the reception rooms. The proposed door has been identified to provide that function, with minimal impact on the integrity of the historic fabric and significance of the Heritage Asset.

2.0 Design Concepts

It is seen that there is a straight joint at the west jamb, indicating previous intervention. To the east jamb, the stonework has been roughly bonded in, but has the character of alteration; the joint straightens near the ground. To the east jamb of the window, the vertical stones may have been inserted to alter the width of the opening – they are not substantial enough to form a structural frame or bonded in (note that none exists to the west).

It is therefore proposed that this window opening was formally a door. Whatever the historic arrangement, evidence of alteration exists. The concept is therefore to reinstate a door, to provide that direct access described in the Design Principles.

The window is modern and has no architectural or historic interest.



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

Local Planning Policy

Local Plan Adopted 2016 Policy EQ 7

The policy sets out that: *'all works that could impact on a heritage asset or its setting ... 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.'*

A Statement of Significance forms the basis of the application's Heritage Statement, this was prepared by Jenny Wetton IHBC of Jenny Wetton Conservation prior to the commencement of the design work by Simon Revill Architect AABC GradDip Cons(Distinction) of Cymes Conservation. This has informed the development of the design, to ensure that impact to the historic fabric has been in the first instance – avoided, then mitigated or justified where it is acknowledged there is some.

Given the evidence of previous alteration to this opening, it is considered there is no adverse impact on the significance of the listed building.

Policy EQ 6

'All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. ...'

The materials proposed for the new door are painted timber and double glazed glass. This in a design which is consistent with existing external doors for the building, in-keeping with traditional joinery. Glazing to the top half of the door shall be in individual panes (not planted on glazing bars). Note that the existing half-glazed door to the west elevation is double glazed and

has no adverse visual impact on the character of the listed building. Glazing the proposed door shall not result in loss of natural light to the reception room, currently afforded by the existing window. Double glazing shall comply with policy EQ 6 by responding positively to the challenge of climate change. It is therefore considered that double glazing is in this particular case, is not harmful.

Residential Design Supplementary Planning Document SPD 2 Adopted December 2005

Paragraph 6.2.5 states that:

'The choice of door will depend entirely on matching it with the façade's composition. Good design should rely on the proportions of elements than any fussy detailing; a door's beauty will lie in its simplicity. Designers should seek to do more than mirror the past and think about a door, which perhaps draws from the proportions or materials of traditional doors but is contemporary in its appearance.'

Paragraph 6.2.6 further states that as a general principle, to *'embrace contemporary designs.'*

The design of the proposed door reflects the existing stable style door to the west elevation. It does not attempt to conjecturally reinstate the design of any historic external door, due to lack of evidence. Instead, planks to the lower panel reference historic vertically boarded and plank doors and the upper portion references small paned historic glazing. It is therefore, traditional in character, yet recognisably 'contemporary' in design. As such, it is considered compliant with the guidance of the SPD.

Statement of Impact & Justification

The objective of the NPPF December 2024 is to create a framework where there is 'a presumption in favour of sustainable development'. It sets out that at 'a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

In consideration of the impact to significance, the NPPF states under paragraph 213 that harm to or loss of significance arising from its alteration or destruction, or from development within its setting, should, in the case of a grade II listed building be 'exceptional'.

The proposals within this application are considered consistent with the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') and the NPPF. This is achieved through the following legislation and NPPF policy statements, for which the local authority are required to take account of in determining applications.

Section 66 (1) of the Act:

In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Act:

In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall

be paid to the desirability of preserving or enhancing the character or appearance of that area.

Para 210 of the NPPF:

- 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.'

Para 212 of the NPPF:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)....'

The proposed alteration is of little harm to the significance of this Heritage Asset. The existing window is modern. The presence of straight joints and roughly bonded stonework of the window apron indicates a history of alteration, evidencing the evolution of the building to meet the needs of those at the time. There is no evidence to suggest what is the 'original' arrangement and this is, therefore, a moot point.

Providing direct access to the garden from this reception room in this sensitive way, sustains the significance of the heritage asset, whilst ensuring

viability and relevance of its appropriate use as a dwelling house.

As a new door constrained by a fixed opening size, it will require bespoke joinery and glazing. This small need is ideal for a local joinery workshop and glazing supplier; it therefore, seeks to contribute to the economic vitality of the area.

In conclusion, through simple removal of this infill apron stonework, the extents of the door are preserved yet the intervention affords the desired access. This method therefore places *great weight* and has *special regard* to the conservation of this Heritage Asset's Special Architectural and Historic Interest. It meets the criteria of para 210, 212 and is considered consistent with the Act.

