

Design and Access Statement

Demolition of existing timber garage and erection of new brick build garage at 10 College Road, Buxton, High Peak. SK17 9DZ.

14/10/2025

DAS 456-07

A – DESIGN

A1 – INTRODUCTION

The property is a substantial residential dwelling located on College Road, and the site falls entirely within the **Buxton Conservation Area**. The proposal is therefore designed to be highly sensitive to its local context and the character of the Conservation Area, in line with High Peak Borough Council Local Plan policies, the National Planning Policy Framework (NPPF), and the Planning (Listed Buildings and Conservation Areas) Act 1990.

College Road is situated to the south west of the Higher Market Place and rises from the Fiveways junction to join Green Lane and is one of the most tree lined roads in Buxton. It has a contrasting mix of houses with the older turn of the century stone built houses on the east side and the more modern brick and render houses on the west side. Buxton Community School occupies a large site at the upper end of the road. Most of the houses are large detached and semi-detached dwellings (of which the majority have been converted to apartments.) The existing house is set 22m from the back of road footpath.



Front Elevation 10 College Road

The objective is to provide necessary secure off-street parking and storage that respects the local vernacular, protects the amenity of neighbours, and preserves the character and appearance of the Conservation Area.

A2 – USE

The new garage will replace the existing timber garage, which has deteriorated and is now structurally unsafe. It will be solely for domestic use and will provide secure parking for a single vehicle and storage for garden tools.

A3 – AMOUNT

The proposal is for a single storey structure, replacing the existing timber garage.

A4 – LAYOUT

The building footprint is simple and rectangular and avoids impacting on the privacy of neighbours.

A5 – SCALE

The new garage is 9103x4153mm and is slightly longer than the existing garage. The pitched roof will be plain clay tiles to match to existing house, requiring the roof pitch to be increased to accommodate this, but will remain subservient to the main dwelling.

A6 – LANDSCAPING

The site is one of the largest gardens in the area and contains many mature trees, hedging, lawns and flower beds, particularly to the rear. Two trees are close to the garage. A Fagus, 5m away and a Salix 1.5m away. This is significant and construction will take this into account by adopting a mini pile and ring beam system, which will protect these trees. Care will be taken to avoid damage to trees and hedges near to the new structure during construction.

A7 – APPEARANCE

The materials and detailing are crucial for a site within the Conservation Area. They have been carefully selected to ensure the garage complements the existing dwelling and the local vernacular.

The new garage has two openings, a roller shutter door to the front and a door and widow to the side giving access to the store. It will have a plain clay tiled roof and facing brickwork, both of which will match the existing house. It is sited 49m to the rear of the property from the back of College Road footpath and will be barely visible. As can be seen from the location plan, most of the adjoining houses are sited a good distance away and therefore the garage will have no effect on their views, loss of light or privacy.



Front elevation existing garage

B – ACCESS

B1 – VEHICULAR

The garage will be served via the existing residential driveway at 10 College Road. No alteration to the existing vehicular access point from College Road is required. The design ensures sufficient turning and manoeuvring space within the curtilage so that vehicles can enter and exit the highway in a forward gear, minimising risk to pedestrians and other road users.

PEDESTRIAN

Pedestrian access will be facilitated via the existing pathways through the garden/driveway.

TRANSPORT LINKS

Buxton has rail and bus links to the surrounding area.

B2 – INCLUSIVE ACCESS

The new garage will have level access and is wide enough to allow for full door opening to enable internal disabled access to a vehicle.



Side elevation existing garage

CONSERVATION JUSTIFICATION

This application seeks to address a practical need for secure parking while strictly adhering to the standards expected within the Buxton Conservation Area. The design is deliberately simple, traditional, and robust.

By adopting an appropriate scale and using high-quality, matching materials the proposal ensures that the new garage:

- Preserves and reinforces the traditional built character of College Road and the wider Conservation Area.
- Does not detract from the setting of the main dwelling or any nearby heritage assets.
- Maintains the visual amenity of the immediate street scene.



Rear elevation existing garage

The development is considered to be of a high-quality design that integrates successfully into its historic surroundings, thus complying with the objectives of High Peak Borough Council planning policy regarding heritage and design.