

Supporting Statement

December 2025

*Extension and Alterations at
The Matron's and Gardener's Cottages, 56 St Johns Road, Buxton
SK17 6TR*



Aerial view showing location

- **Applicant**
Mr Chris Stevenson
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Extension and Alterations
- **Location**
*The Matron's and Gardener's Cottages 56 St John's Road, Buxton, High Peak
SK17 6TR*
- **Agent**
*Simon Jones BSc (Hons), MRICS
SJ Design Limited (Chartered Building Surveyors)
The Old Co-Op Building
Church Street
Hayfield
High Peak
SK22 2JE*

Contents

1.00 Background and Introduction	4
2.00 The Proposal	6
3.00 Design	7
4.00 Access	8
5.00 Environmental Analysis	9
Site stability, contamination and soil types	9
Sunlight and Daylight	9
Flood risk and drainage	9
Archaeological and historic features	9
Ecological and wildlife	9
Arboricultural	9
6.00 Conclusions	10

1.00 Background and Introduction

The site is located on St John's Road, approximately 0.2 of a mile to the west of Buxton town center.

The site lies in The Park Conservation Area and partly within the Built up Area Boundary and Open Countryside as can be seen in Figure 1, an extract from The Local Plan.

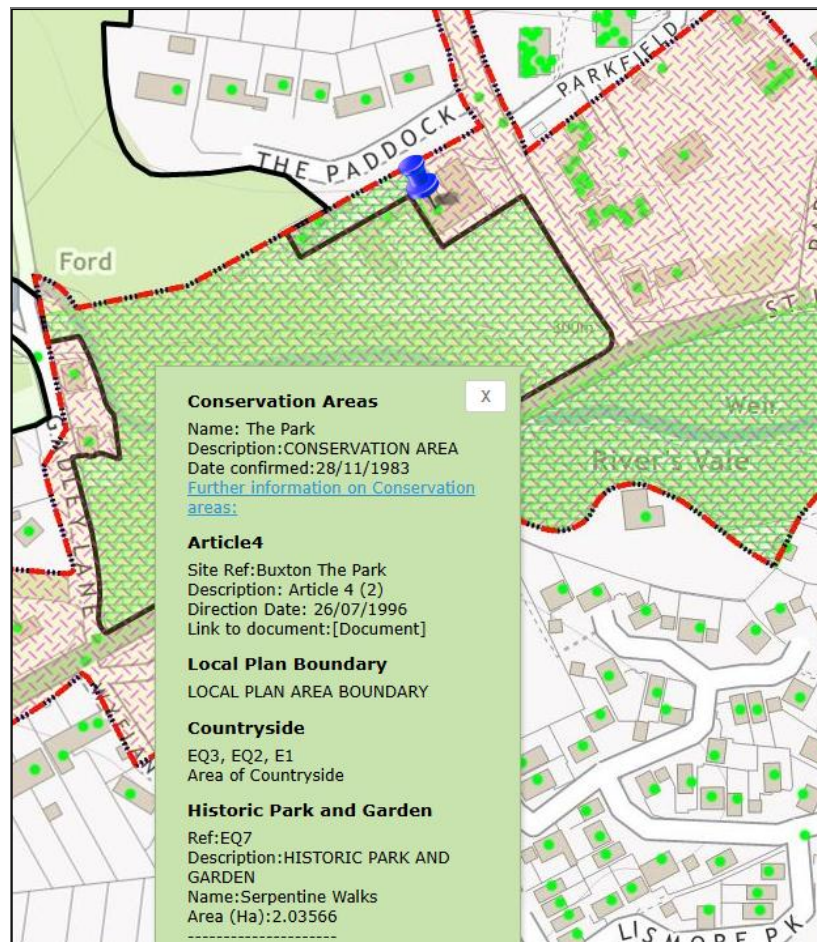


Figure 1: Local Plan Extract

The Matron's and Gardener's cottages lie just to the west of Branksome Care Home and are semi detached. These cottages function as dwelling houses (Use Class C3) and were used as residential accommodation for staff. Figure 2 shows the northeast elevation of the cottages. The submitted drawing 300 show the existing floor plans and elevations of The Cottages.



Figure 2: Northeast elevation of the cottages

2.00 The Proposal

The Matrons and Gardener's cottages are reconfigured to form 1Nr 3 bedroom and 1Nr 2 bedroom dwellings. This includes demolishing the existing and dilapidated external toilets and garden room and building a new single storey extension in the same location and foot print. It also includes modifications to the existing door and window arrangements.

The submitted drawing 301 show the proposed floor plans and elevations of The Cottages.

3.00 Design

The extension to the Gardener's cottage will have a blue slate roof and natural stone walls and the new openings will have natural stone surrounds.

The window and door arrangements are altered to suit the internal accommodation and prevent amenity issues.

4.00 Access

Access is provided to the property via the existing access off St John's and Carlisle Road.

A minimum of 2 parking spaces are provided for both The Matron's and Gardener's Cottages.

Buxton is well served by train and bus services.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles.

5.00 Environmental Analysis

Site stability, contamination and soil types

The property/land would not be designated as contaminated land.

Sunlight and Daylight

The property is not significantly over shaded by other buildings or trees.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

No known archaeological features exist on site.

Ecological and wildlife

No bird or mammal habitat will be affected by the proposals..

Arboricultural

No trees will be adversely affected by the development.

6.00 Conclusions

It is clear from the foregoing that the proposed development would constitute sustainable development as identified in the National Planning Policy Framework satisfying the 3 dimensions - social; economic and environmental and complies with policies set out in the Adopted High Peak Local Plan (April 2016) and we respectfully request that The Authority approves this application.