

Coach House, Listed Building Consent

Design & Access Statement

Revision A 05/05/26

Site Location: Coach House to the rear of Corbar Hill House, Corbar Road, Buxton, SK17 6RU

This document should be read in conjunction with associated documents included in this application.

1. Introduction

This Design & Access Statement has been prepared in support of a Listed Building Consent for the repair and restoration of the Coach House. The LBC application is accompanied by a separate application seeking full planning permission for the conversion of the Grade II listed Coach House and construction of a single dwelling within the landscape to the rear of Corbar Hill House.

2. Location & Context

This Coach House is sited to the rear of Corbar Hill House and is curtilage listed (Grade II). The Coach House building is currently unoccupied and derelict, and as a result, at risk of further damage.

3. Proposals developed with Kathryn Sather & Associates (Heritage Consultant)

The proposals outlined in this application are for repair and restoration works to the Coach House, with minor internal alterations to secure the future of the Coach House as a single residential dwelling.

- Proposed repair works are to be undertaken on a like-for-like basis to respect, protect and enhance the condition, appearance and significance of the Coach House building.
- Restorations works are proposed to enhance legibility of the original building , eg. reinstating historic window openings where these have been infilled.
- Internal alterations are restricted to the insertion of a new staircase and alterations to internal partitions in areas of the building which are understood to have previously been modified from the original construction.

The full works are described on drawings 150, 151, 153. For a detailed assessment of the heritage significance and impact please refer to the accompanying Heritage Statement prepared by Kathryn Sather & Associates.

4. Access

Access to the Coach House is via an existing driveway from Corbar Road, around the side of the Coach House. Two parking spaces are provided within the curtilage of the Coach House, adjacent to the dwelling entrance. There is no proposed amendment to parking, external hardstanding or access.

5. Conclusion

At present the Coach House building is unoccupied and at risk of decay. The proposed repair and alteration works are required to convert the derelict Coach House into a single residential dwelling, securing the future of this heritage asset. The proposed works will enhance the appearance and condition of the Listed building and also contribute to enhancing the setting and significance of Grade Listed Corbar Hill House .