



PLANNING STATEMENT

on behalf of C Clayton

Application No: Tbc - (High Peak Borough Council)

Description: Conversion of existing mixed-use property (10-Bed HMO & Class E) to form four 3-Bedroom Residential Apartments

Address: 3-4 Bath Road, Buxton, SK17 6HH

Date of Application: July 2025

Agent:

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1. Introduction

This Planning, Design and Access Statement is submitted in support of a full planning application for the conversion of a mixed-use building (10-bed HMO and Class E floorspace) at 3–4 Bath Road, Buxton, to form four self-contained three-bedroom residential apartments.

The property is a Grade II listed Victorian townhouse situated within the Buxton Central Conservation Area. The proposed development seeks to bring the property back into more appropriate long-term use, respecting its historical context and contributing positively to the local housing mix and built environment.

This statement should be read alongside the accompanying Heritage Statement, Existing and Proposed Drawings, and Application Forms.

2. Site Context and Existing Use

2.1 Site Description

3–4 Bath Road is mid terraced property, historically part of Buxton's high-quality mid-to-late 19th century expansion. The buildings span four storeys and are characterised by distinctive architectural features, including sash windows, canted bay projections at first floor, bracketed eaves, and round-arched doorways.

The property is set back behind an original low stone boundary wall with iron railings and benefits from a private rear yard and off street parking for one vehicle. The property lies within easy walking distance of Buxton town centre, local amenities, and public transport links.

2.2 Existing Use

The property has historically been in a mix of uses, comprising a 10-bedroom House in Multiple Occupation (HMO) over the upper floors and Class E commercial space (formerly retail or office use) at ground floor level.

The building has suffered from inconsistent use and piecemeal internal alterations, diminishing both its function and architectural integrity. The proposal seeks to rationalise the internal layout and provide high-quality residential accommodation.

3. Proposed Development

3.1 Overview

The application proposes the change of use and internal reconfiguration of the existing building to provide:

- 4 x 3-bedroom self-contained apartments
- Retention and repair of historic fabric where possible
- Internal rationalisation to form modern layouts while preserving key features
- Minor external alterations including:
 - Replacement of non-original doors with a window (to better reflect the fenestration rhythm)

- Insertion of conservation-style roof lights
- Reinstatement of the original front entrance as the primary shared access

No extensions to the building are proposed.

4. Design Justification

4.1 Use

The proposal will result in the loss of a HMO and commercial floor space but will provide high-quality, well-sized family apartments in a highly sustainable location, helping to meet local housing demand. This accords with Paragraph 120 of the NPPF, which supports proposals that make efficient use of previously developed land and support the conversion of underused buildings to residential use.

4.2 Amount

The building will accommodate four residential units across the existing structure. No additional floorspace is being created; rather, the proposal represents a reconfiguration of the internal layout.

4.3 Layout

The internal layout has been designed to maximise the use of space while retaining original features such as staircases and window/door openings. Open-plan kitchen/living/dining areas will be created through selective removal of non-loadbearing partitions. Any new walls will be lightweight stud partitions, ensuring reversibility and minimal impact on the building's fabric.

4.4 Scale and Massing

The proposal does not alter the building's scale, form, or massing in any way. All interventions are internal or comprise minor external alterations that are sensitive to the building's context and character.

4.5 Appearance

Externally, the appearance of the building will be preserved. Minor amendments, such as the introduction of roof lights and the replacement of a non-original door with a window, have been carefully designed to match the established character and rhythm of the terrace. All materials will match existing and historic materials in type, colour, and texture.

The original front entrance will be re-established as a communal entrance hall, reinstating a sense of arrival and grandeur appropriate to the building's historic use.

5. Access

5.1 Vehicular and Pedestrian Access

Access will remain as existing. Pedestrian access will be via the original front door, with individual apartments accessed internally. Vehicle parking (1–2 spaces) is available to the rear via the existing service road.

Given the site's central location, the proposal is highly sustainable and accessible by foot, bike, and public transport, minimising reliance on private cars.

5.2 Inclusive Access

While the constraints of the existing building mean that full M4(2) compliance cannot be achieved throughout, the design will aim to meet inclusive access standards as far as possible within a historic

context. Level access will be provided into the ground floor apartment and all new internal doorways will be appropriately sized.

6. Planning Policy Context

The proposal has been designed in accordance with the following:

- National Planning Policy Framework (2023) – promoting the sustainable reuse of heritage assets and supporting well-designed places (Sections 5, 11, 12, and 16)
- High Peak Local Plan (2016) – including Policies S1 (Sustainable Development), S7 (Buxton Sub-Area Strategy), EQ6 (Design and Place Making), EQ7 (Built and Historic Environment), and H3 (New Housing Development)
- Buxton Central Conservation Area Appraisal

The proposal contributes to the delivery of much-needed family-sized housing within an established town centre setting, aligns with national policy on the re-use of brownfield land, and complies with local and national heritage objectives.

7. Conclusion

The proposal represents a sensitive and sustainable conversion of a prominent listed building within Buxton's Central Conservation Area. It will deliver four high-quality residential apartments that are compatible with the building's size, character, and historic context.

By carefully balancing the needs of modern living with respect for the building's architectural and historic value, the scheme offers a viable and positive future for 3–4 Bath Road. The proposal will have a neutral impact on the Conservation Area, while enhancing the long-term viability and usability of a significant heritage asset.

We respectfully request that planning permission and listed building consent be granted.