

DESIGN, ACCESS AND HERITAGE STATEMENT

Proposed Garden Room at 26 Marlborough Road, Buxton

1. Introduction

This Design, Access and Heritage Statement has been prepared in support of a planning application for the erection of a detached garden room within the rear garden of 26 Marlborough Road, Buxton. The property lies within the Buxton Park Conservation Area.

The proposal seeks to provide a modest, high-quality garden building to be used as a private gym for the benefit of the applicants. The design has been carefully considered to ensure that the building sits comfortably within its landscape setting, preserves the character and appearance of the conservation area, and has no adverse impact on neighbouring properties.

2. Site Context

The application site comprises a detached dwelling with a generous rear garden that slopes steeply away from the house towards the rear boundary. The significant change in ground levels, together with mature trees, established planting and a substantial boundary hedge, creates a well-screened and secluded garden environment.

The proposed garden room is positioned within the lower part of the rear garden where it benefits from natural screening. Owing to the steep gradient of the site, the mature vegetation and the height of the boundary hedge, the building will be hidden from public viewpoints and will not be visible from surrounding streets or the wider conservation area.

3. Design Principles

The design adopts a simple contemporary form that is deliberately understated and subservient to the host dwelling. The scale and proportions are modest, ensuring the building remains ancillary to the main house.

The external materials have been selected for their durability, high quality and ability to weather naturally within the garden landscape.

Three elevations will be clad in scorched larch timber. The traditional charring process produces a dark, matt finish that is visually recessive, reducing the prominence of the building within its surroundings. As the timber naturally weathers over time, it will continue to soften in appearance, complementing the established landscape.

The rear elevation will incorporate green corrugated metal sheeting. The muted green finish has been chosen specifically to blend with the nearby boundary hedge and surrounding vegetation, further reducing the visual impact of the structure.

The roof will be finished in Corten steel. As the material naturally weathers, its appearance will mature over time, developing a darker patina that harmonises with the surrounding trees and

planting. The natural weathering characteristics of the materials contribute to a building that becomes increasingly integrated into its landscape setting as it ages.

The applicants also intend to introduce new shrub planting around the garden room to soften the appearance and blend with the surroundings.

4. Heritage Considerations

The property is located within the Park Conservation Area, where preserving and enhancing local character is an important planning consideration.

The proposed garden room has been designed to respect the significance of the conservation area through its careful siting, modest scale and sensitive choice of materials.

The building is located to the rear of the property within a secluded garden setting and will not compete visually with the principal dwelling or the established historic streetscape. Due to the steeply sloping topography, mature trees and substantial boundary hedge, the structure will be effectively screened from public views.

The restrained architectural approach and the use of natural, weathering materials ensure the proposal remains visually recessive. Rather than introducing a prominent feature within the conservation area, the building is intended to sit quietly within the existing landscape, preserving the character and appearance of the surrounding area.

It is therefore considered that the proposal preserves the significance of the Park Conservation Area and accords with the objectives of national and local heritage policies.

5. Access

The proposal does not alter existing access arrangements to the site.

The garden room will be accessed via the existing dwelling and established garden pathways. As the proposal relates solely to a private ancillary outbuilding within the rear garden, no changes are required to vehicular access, parking or the public highway.

6. Use

The garden room will be used solely as a private gym for the applicants. It will remain ancillary to the enjoyment of the dwellinghouse and will not be used for commercial purposes, independent residential accommodation or any other separate use.

7. Conclusion

The proposed garden room has been carefully designed to respond positively to the characteristics of the site and the Park Conservation Area. Its modest scale, discreet location, contemporary yet restrained design and use of natural, weathering materials ensure that it will integrate successfully into the garden setting.



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The combination of the site's steep topography, mature trees and established hedging means the development will have minimal visual impact and will preserve the character and appearance of the conservation area.

For these reasons, it is considered that the proposal represents a high-quality, sensitive form of development and should be supported through the grant of planning permission.