

HERITAGE STATEMENT



Oldfield 8 Macclesfield Road, Buxton, SK17 9AH

This statement forms part of a planning application for a new kitchen extension at the rear of the property, at the above address.

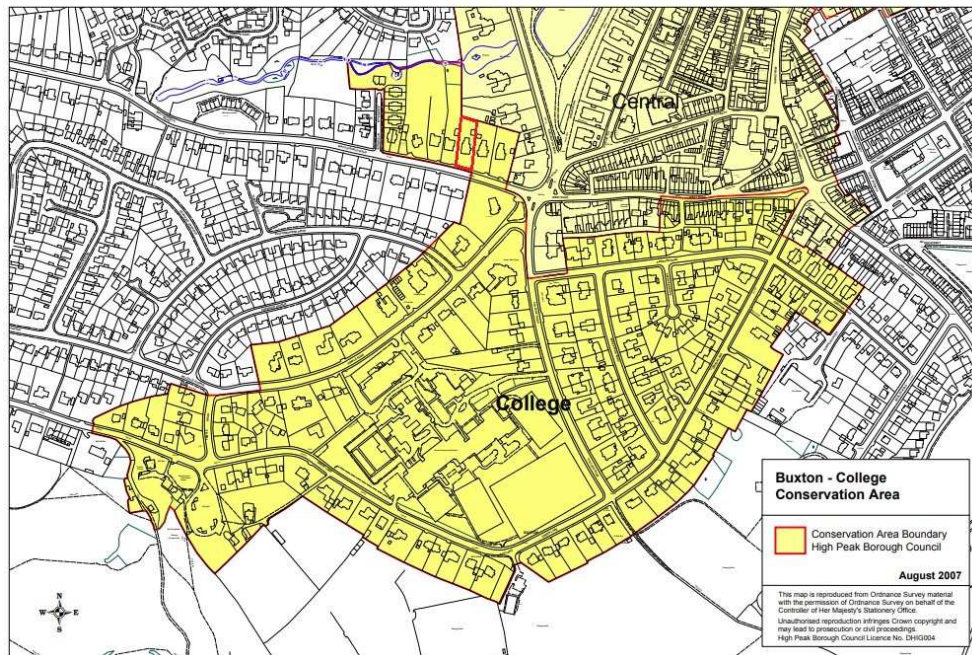
It is not a standalone document it must be read with the plans which constitute the principal information.

1. INTRODUCTION

- a. This Heritage Statement has been prepared to support an application for Full Planning Permission for a new kitchen extension at the rear of the property that is situated off Macclesfield Road in Buxton.

2. PROPOSAL

- a. Planning permission is sought for the extension of the existing kitchen to create a new kitchen in place of the existing one to be built out of stone with slate roof to maintain the character of the property but allow improved utilisation of the kitchen area and utilisation of the rear of the property with access and views over the garden. The new space will provide a kitchen dining space that addresses the rear garden as the original property would have done before the car park was built. The existing gates will be reduced in width to accommodate the extension.



3. IDENTIFYING THE HERITAGE ASSET

- a. The property sits within the Buxton – College Conservation Area. The property has been identified above with a thick red boundary.
- b. Oldfield 8 Macclesfield Road, Buxton was built in the mid 1890's by John Willoughby after purchasing land from the Duke of Devonshire in 1894.
- c. The property was originally built for John's daughter Constance.
- d. The house is a detached property constructed from stone with pitched slate roofs. The house consists of a basement, ground, first and second floor levels with gardens to front and rear. The windows are timber sash windows to the front and side with the doors also in timber.
- e. The house was extended after construction with some outhouses added to the rear of the property. The extension was in the same stone as the original building with a slate roof. The stonework shows this to be an addition as the bonding of the stonework changes. The porch to the front door was added at some point after the original construction as evidenced by a photograph from 1934 when the porch was not present. The garage was also added after the 1934 photograph.



- f. The house was converted to two flats at some point in its history and as part of this work the early outbuilding extension was converted to a kitchen for the ground floor flat which involved the addition new windows and closing of doorways and creation of a new back door. The new windows to the kitchen were not sash windows but frames with small opening windows at high level.
- g. The house was then converted into the Oldfield Guest House by Mr Oldfield, in March 1988, who had been the owner of the top flat who bought the lower flat to create the guest house. The patio area to the rear of the property was removed and a car park built in its place effectively separating the house from the rear garden. The property was operated as a guest house until September 2016 when the then owners Mr and Mrs Brett retired. The house was then sold as a private dwelling house in March 2021 to the current owners.
- h. In 1992 approval was granted for a conservatory and carpark to the rear of the property. The car park works were implemented but the conservatory was not.
- i. In 1996 a further application was approved to extend on the rear to form a dining room.

4. ASSESSMENT OF IMPACT AND MITIGATION

- a. The elements of the proposals and their likely impact and mitigation proposed can be assessed with regard to the specific elements of the scheme. These are addressed below:
 - i. The external appearance of the property will remain unchanged from Macclesfield road as the extension is shielded from view by the main house and single storey side extension.
 - ii. The proposed extension will have stone walls and slate roof to match the existing house. The windows and doors will be timber except for the bifold doors that will be aluminium, however these face the garden and are not visible from any other view.
 - iii. The existing heights have been maintained so the rear will be similar but extends further from the two storey section of the house. This increase in length will not be evident from the front of the property, the road or any neighbouring properties.
 - iv. There is no change to the use of the room being extended.

5. CONCLUSIONS

- a. It is considered that the proposed extension works are sensibly designed and respect the setting, character and appearance of the conservation area.

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2nd July 2026