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**PLANS + DESIGN**  
*Architectural Drawing*

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**Design and Access Statement incorporating Heritage Statement**

**Conversion of One Dwelling into 2 Flats**

**19 West Road  
Buxton  
High Peak  
SK17 6HE**

This Design and Access Statement and Heritage Statement has been prepared in support of a planning application for the conversion of the existing dwelling at 19 West Road, Buxton, High Peak, SK17 6HE, to provide two self-contained residential flats.

The proposal is deliberately limited in scope. No external alterations to the building are proposed. The existing external appearance, elevations, roof form, openings, materials and relationship with West Road will therefore remain unchanged.

The property lies within the Buxton conservation area and is subject to an Article 4 Direction. The proposal has consequently been designed to retain the existing building and avoid any physical intervention to its external fabric or appearance.

### **Proposal**

The application seeks permission to subdivide the existing dwelling internally to create two self-contained flats. The accommodation will remain residential in character and will make efficient use of an existing building within the established urban area of Buxton.

Conversion of the existing single dwelling into two self-contained flats.

No extension, demolition or alteration to the external envelope of the building.

No new windows, doors, roof alterations or changes to external materials.

No new hardstanding or on-site car parking.

Existing access arrangements will be retained.

Waste storage will be accommodated within the front and rear areas of the property, with the collection point located on the land immediately off the front pavement.

The internal layouts are shown on the submitted existing and proposed floor plans. The proposal is intended to provide practical, independent accommodation while retaining the established appearance and form of the property.

### **Planning Policy**

The proposal has been considered against the adopted High Peak Local Plan, the High Peak Design Guide and the relevant national planning framework. Relevant considerations include Policy S1 (Sustainable Development Principles), Policy EQ6 (Design and Place Making), Policy EQ7 (Built and Historic Environment), Policy H1 (Location of Housing Development), Policy H3 (New Housing Development) and Policy CF6 (Accessibility and Transport).

The site is within a designated conservation area and an Article 4 area. Conservation areas are areas of special architectural or historic interest and that Article 4 Directions can remove permitted development rights where minor works could otherwise adversely affect historic character.

## **Design**

The proposal increases the number of residential units from one to two without increasing the physical footprint or volume of the building. The use remains wholly residential. The additional dwelling therefore represents an efficient use of an existing building in a sustainable town-centre location.

The proposed internal subdivision is arranged to create two independent flats with their own living, sleeping, kitchen and sanitary accommodation as indicated on the submitted plans. The arrangement seeks to make effective use of the existing floor area while retaining a coherent and functional internal layout.

There is no change to the external scale, massing or appearance of the building. This is particularly important given the property's location within the conservation area and Article 4 area.

## **Refuse Storage**

Waste and recycling storage will be provided within the front and rear areas of the property. The collection point will be located on the land directly off the front pavement, allowing bins to be presented for collection without the need for alterations to the building. The arrangement will be managed so that bins are stored neatly and do not unnecessarily obstruct pedestrian movement or the public highway.

## **Access & Parking**

19 West Road is located within the established built-up area of Buxton, close to the town centre and its range of shops, services, employment opportunities and community facilities. The location benefits from established public transport and pedestrian connections. The proposal therefore provides an opportunity to accommodate additional residential use without requiring a new greenfield site or additional land-take.

There is currently no on-site parking associated with the dwelling and no parking is proposed as part of the conversion. The proposal does not remove an existing parking space or require the creation of a new access or parking area.

The absence of on-site parking should be considered in the context of the site's highly accessible town-centre location.

Residents have access to local services and facilities within walking distance, together with established public transport connections. Providing a new parking area would also require physical alteration to the site and could have an unnecessary adverse effect on the established townscape and conservation area character.

## **Heritage**

The site is within the Buxton conservation area, for which High Peak Borough Council identifies an adopted Buxton Area Character Appraisal. The Council's conservation area information confirms that Buxton Central is a designated conservation area and is subject to an Article 4 Direction.

The Buxton Area Character Appraisal identifies West Road as part of the historic approach and townscape of Buxton. The appraisal notes that the approach along West Road changes in character, with buildings generally smaller in scale and built close to the road with limited private space.

The wider appraisal also records the historic importance of the relationship between West Road, High Street and the historic centre of Buxton, including the gradual development of the built frontage along these streets.

The proposed development will have no physical impact on the external appearance of the building.

The proposal is therefore considered to preserve the contribution made by the property to the character and appearance of the conservation area. The internal subdivision will not be visible from the public realm and will not alter the established townscape.

## **Conclusion**

The proposal is considered to represent an appropriate and sustainable conversion which would preserve the character and appearance of the Buxton conservation area while providing an additional dwelling within the existing built environment.