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HIGH PEAK BOROUGH COUNCIL
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DESIGN and ACCESS STATEMENT

Change of Use and Conversion of Taxal Edge, Macclesfield Road, Whaley Bridge from single dwelling into 7 residential apartments, the change of use of a detached teaching block building into a single 5 bedroom house and the conversion of a detached garage into a single 2 bedroom house.

by

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Character of the Application Buildings : (see **Plates 1,2,3 & 3a**) The principal building known as **Taxal Edge** is a large country residence standing in large grounds which was constructed in 1918. The character of the original house is of a style characteristic of (though later than) the large suburban houses of the late Edwardian period. The house is built of dressed, coursed stone with stone lintels, sills to the door and window openings. The timber doors are also in the style of the period; of substantial and dense timber construction . The house was substantially extended during the inter-war period to provide a suite of rooms so that the then occupant's sister could live with her brother in keeping with the expectations of the period. The extension continued the style of the original house. During a period from 1969 until 2000 the building was used as a children's home and boarding accommodation in conjunction with the school for children with special needs at Taxal Lodge. There are a number of additions including the gymnasium building and several external fire escapes dating from this period. The additions made during the building's recent history will be removed (see **Drawings Nos.09/358/01/02/03/04** and **05** and **Plates 1,2,3 & 3a**) The **Detached Teaching Block** was constructed during the 1970's and is of unremarkable appearance but is of substantial construction. (see **Plates 4 and 4a**). The building is easily capable of conversion to a 5 bedroom house (see **Dwg. No. 09/358/06**) as it stands without any need for external alteration.

Sustainability : The proposed development will meet several sustainability criteria. The proposed development represents the intensification of the residential use of an existing building which is already used as a residential building and the conversion of a further two substantial buildings. The proposed conversion will create 8 additional dwellings which might otherwise require the release of an additional green field site. Since the structures of the buildings are being preserved this will represent a conservation of the embodied energy represented by the construction of the original buildings both in terms of transport of building materials and the extraction and/or manufacture of the original building materials. The structure of the buildings is substantial with considerable thermal mass. The upgrading of the building fabric to meet modern requirements for the conservation of fuel and energy will be much more straightforward than would be the case with many volume builder's houses of the 1960's and 1970's including many houses still being constructed today. There are bus stops on Macclesfield Road at the junction with the access road to the site. There is a regular local bus service to the town centre and Macclesfield. The town centre, shops and services, town park and local primary school are within 'acceptable' walking distance and are otherwise accessible by conveniently available public transport.

Landscaping : . A full tree survey of the trees that may be affected by the application has been undertaken by Neil Edmonson of Oak-Leigh Consulting and is attached to this The existing trees and landscape layout of the application site will remain largely unaffected (but see Tree Appraisal by Neil Edmondson for recommendations on woodland maintenance) not least because most of the

woodland surrounding the application building is covered by Derbyshire County Council Tree Preservation Order No. 175.The conversion of the buildings will generate revenue for the maintenance of the grounds and woodland

Appearance : With the exception of the demolition of the gymnasium and first floor timber clad extensions to Taxal Edge, the external appearance of the buildings will remain largely unaffected since the proposals concern the internal re-arrangement of the buildings using, in the case of Taxal Edge and the Detached Teaching Block the existing stairwells and fire escapes to comply with all the necessary internal access and fire regulations specified in the Building Regulations. There will be design improvements to the external fire escape stairs to modify the utilitarian appearance of these structures. Clearly there will also be external repair and maintenance works to restore the buildings to a more pristine appearance. Repairs will also be made, as necessary, to the existing metalled surface of the parking areas and of the access roads.

Access and Parking Arrangements : The existing access road to Taxal Edge will continue to be used and the existing arrangements for the collection of domestic waste will continue in place. There is space within the site for at least 22 parking spaces (see **Site Plan**). There is no reason to believe that the existing access road, subject to any repairs and maintenance which will be required, is not perfectly capable of accommodating the additional traffic to the proposed development. The number of traffic movements may be significantly reduced in the long term by proximity to a local bus stop and regular bus service and by the fact that the town centre is within walking distance. An agreement has been negotiated with the Highway Authority (ref. Ian Turkington) for marginal improvements to the junction of the access road with Macclesfield Road **B5470** to satisfy the requirements of Highway Safety.

Plate 1

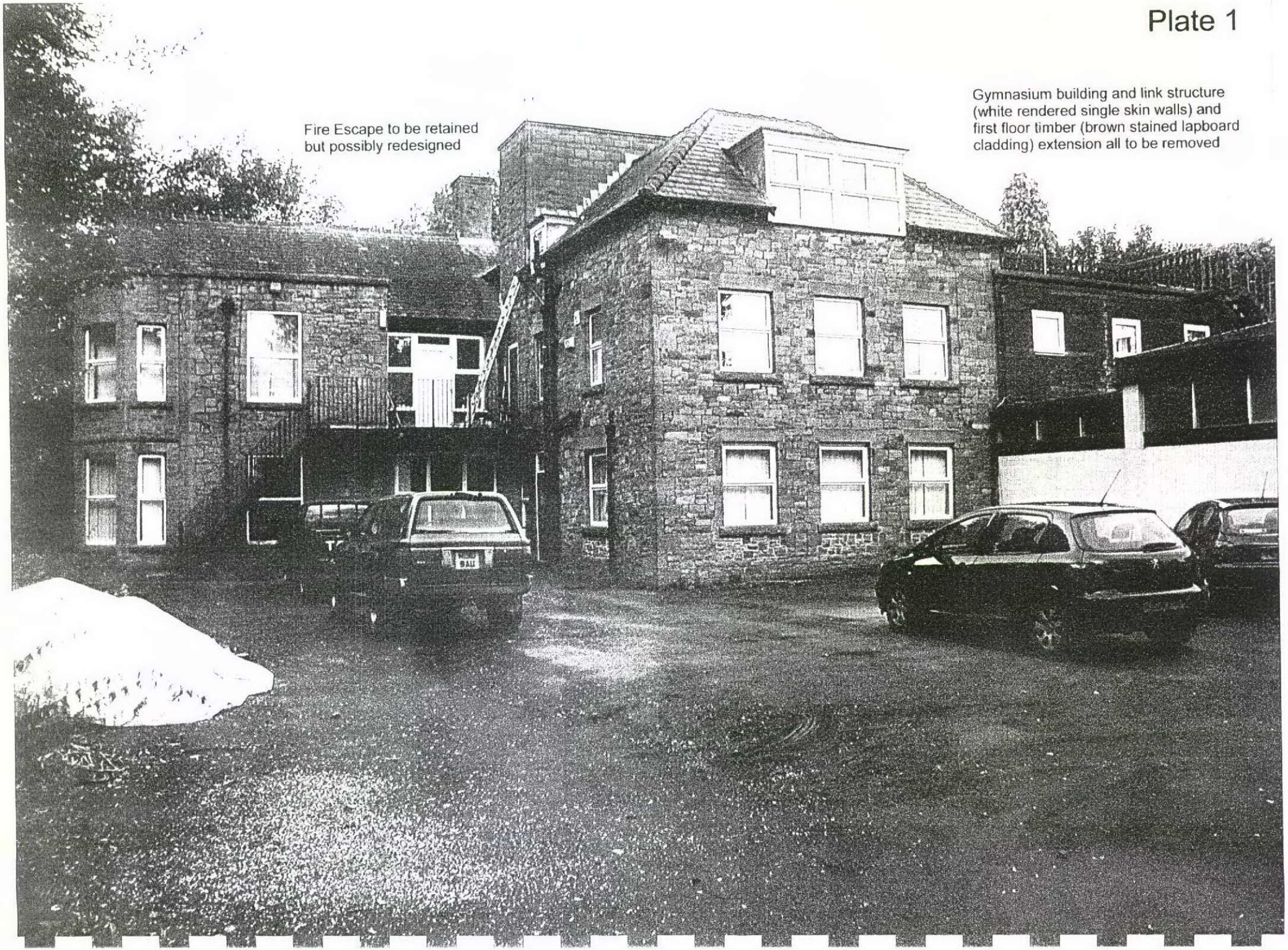

Fire Escape to be retained
but possibly redesigned
Gymnasium building and link structure
(white rendered single skin walls) and
first floor timber (brown stained lapboard
cladding) extension all to be removed

Plate 2

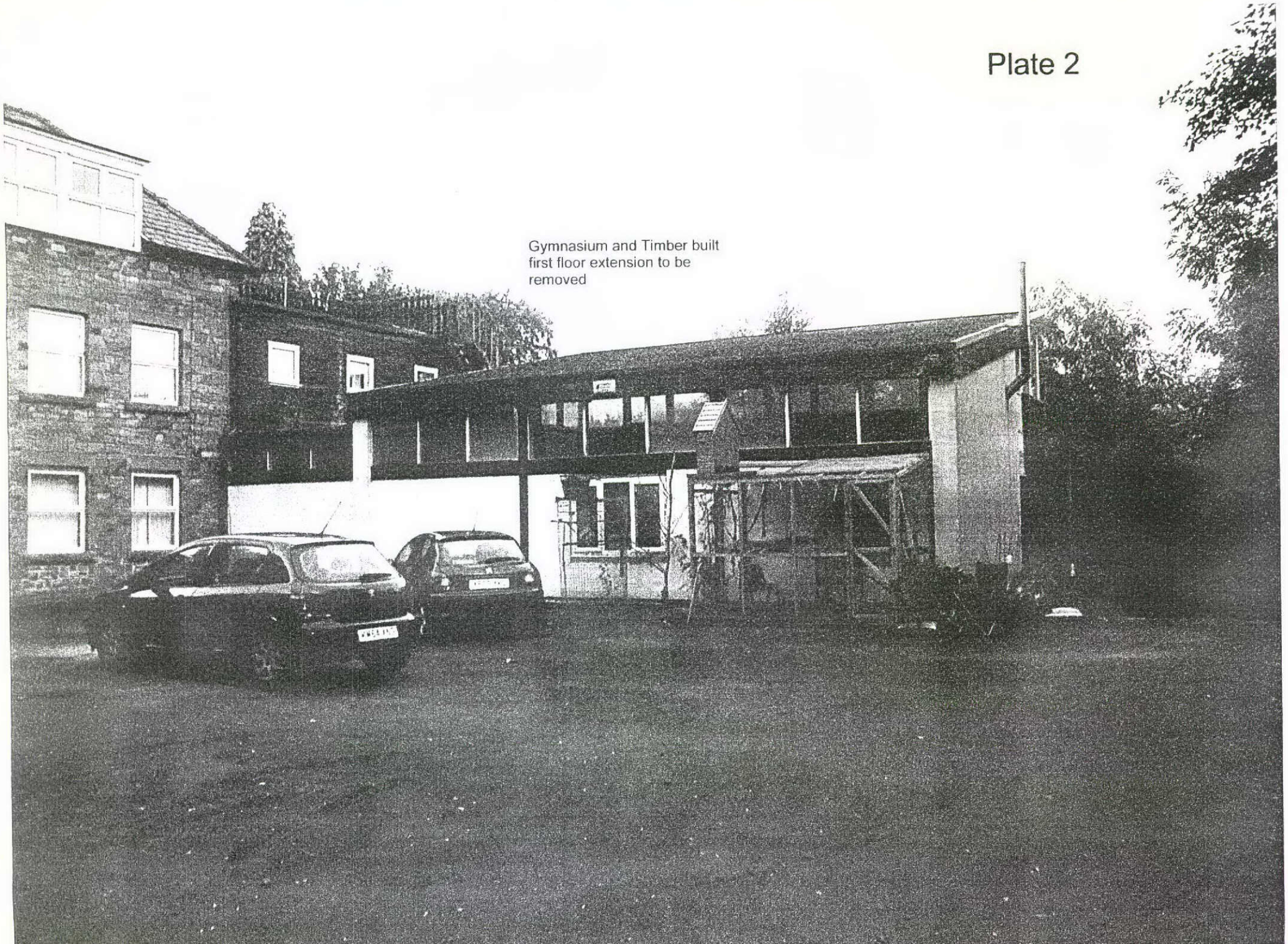

Gymnasium and Timber built
first floor extension to be
removed

Plate 3

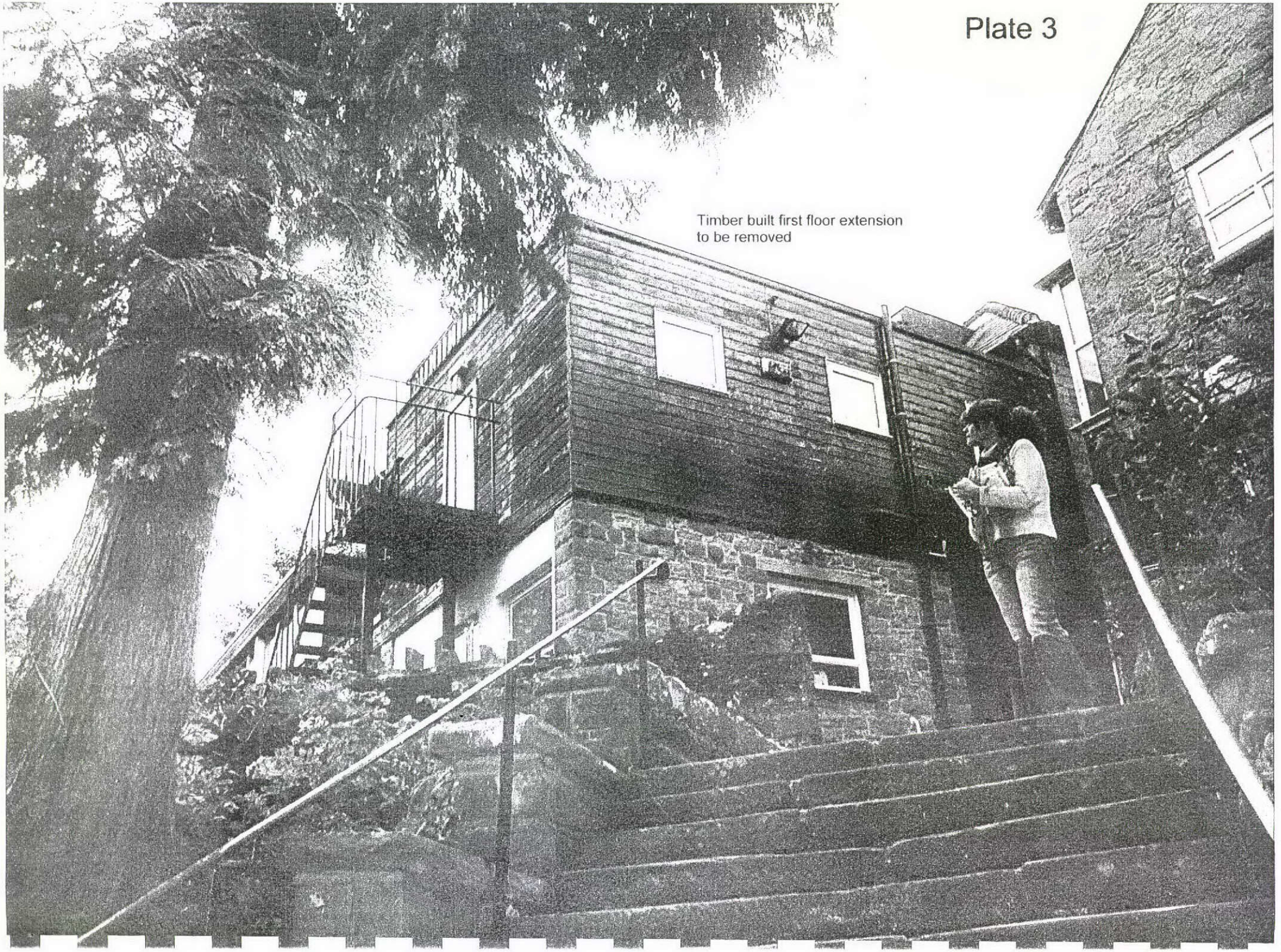


Plate 3a

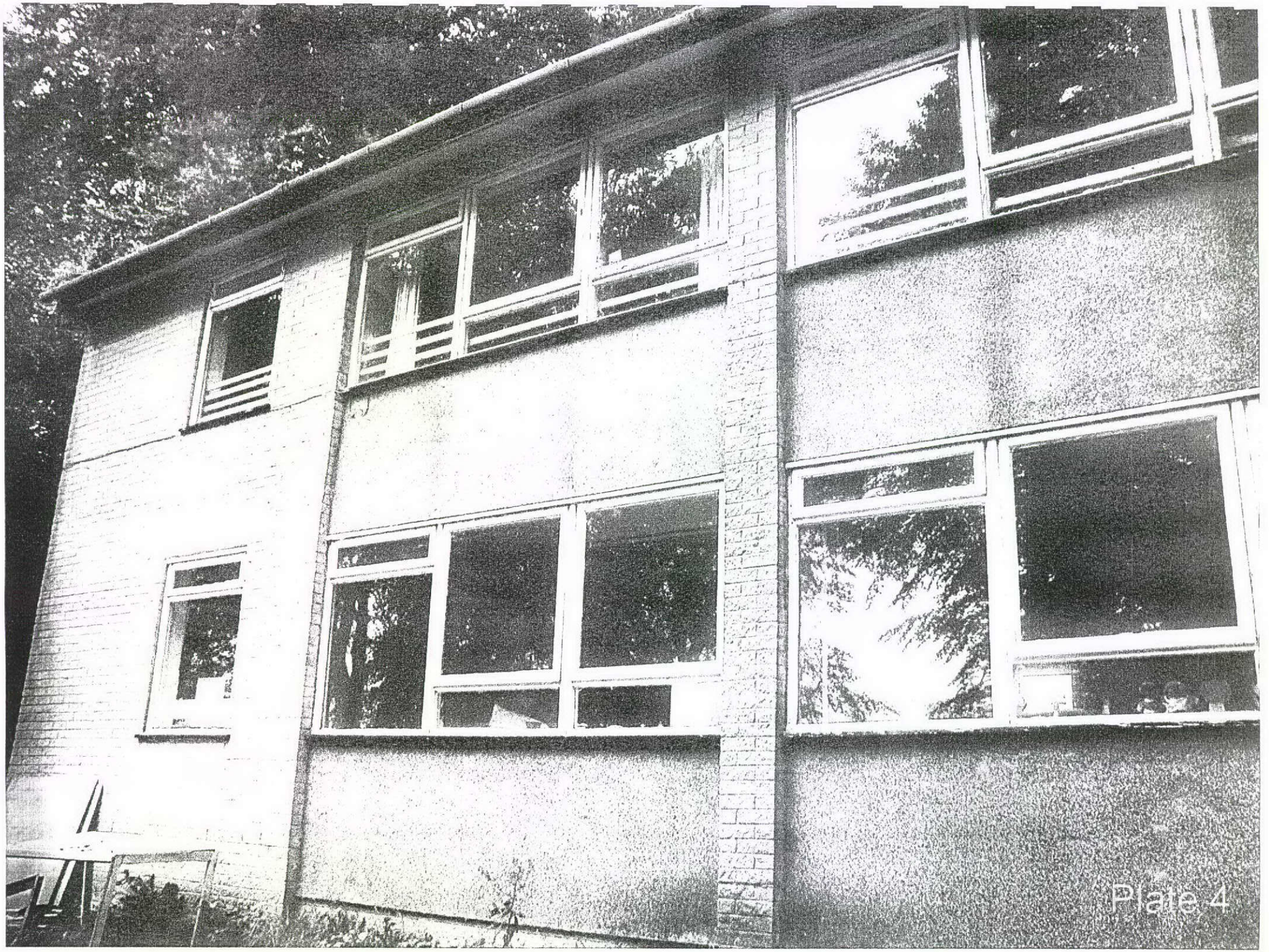


Plate 4

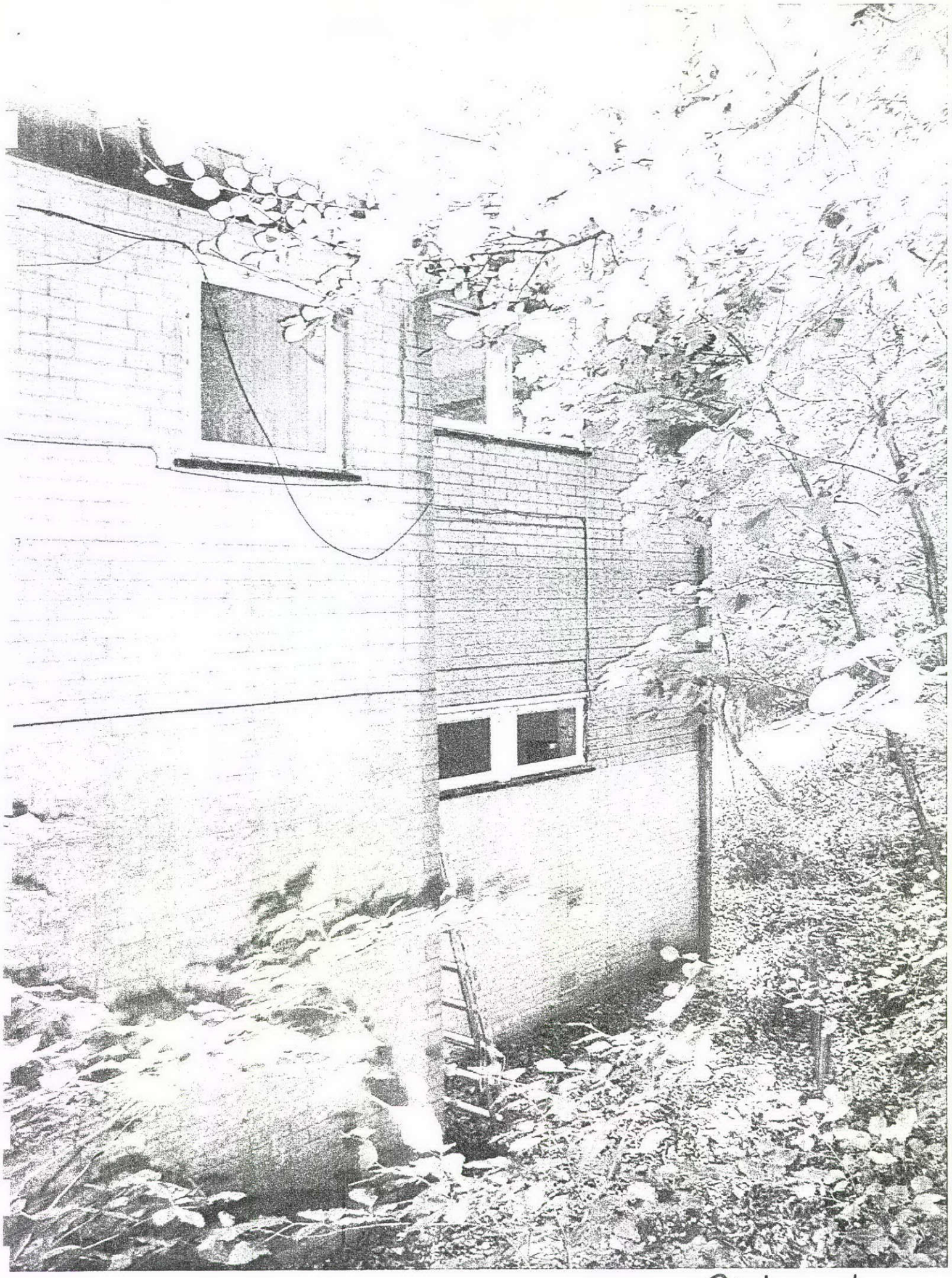
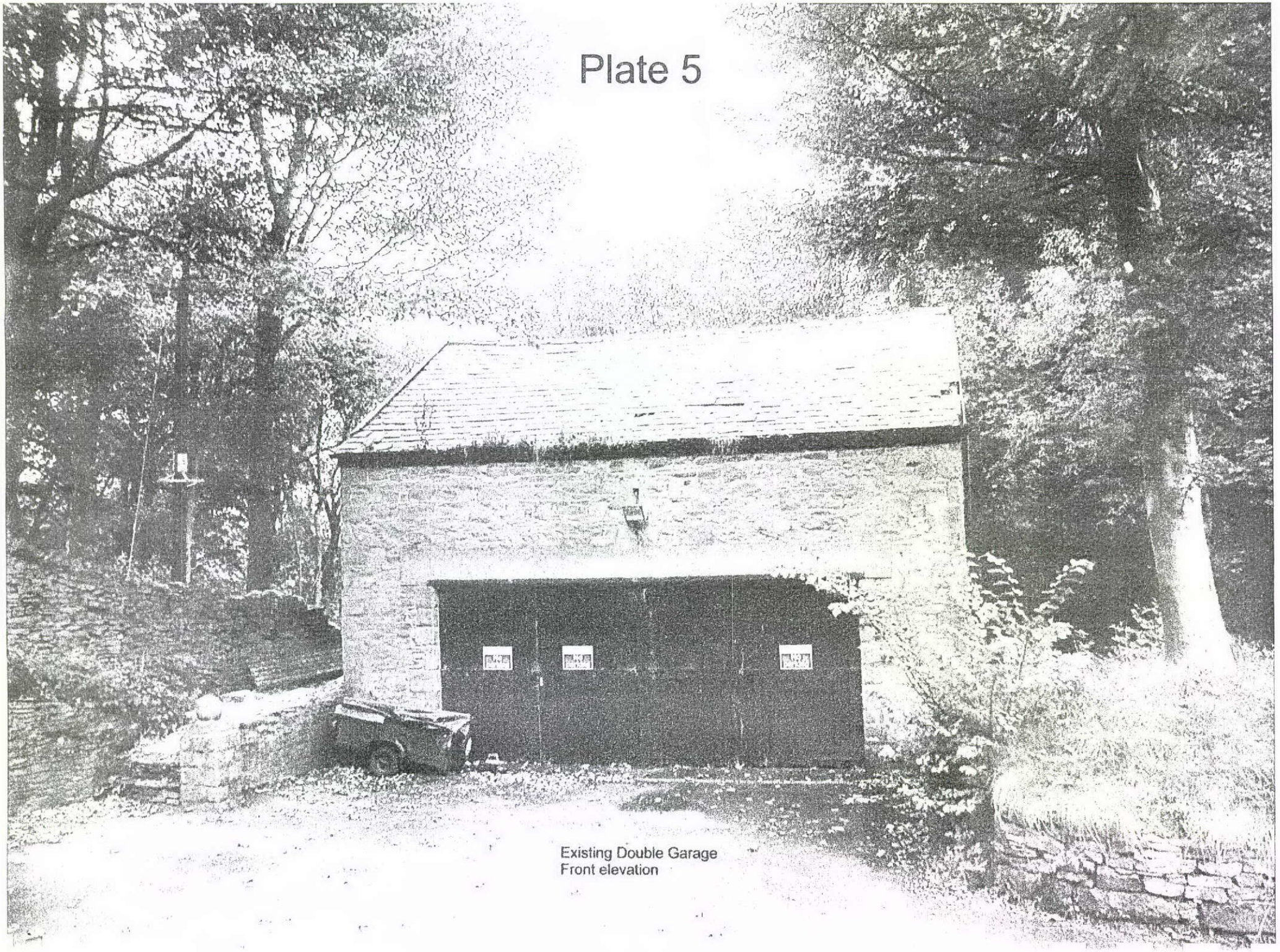


Plate 4a

Plate 5



Existing Double Garage
Front elevation

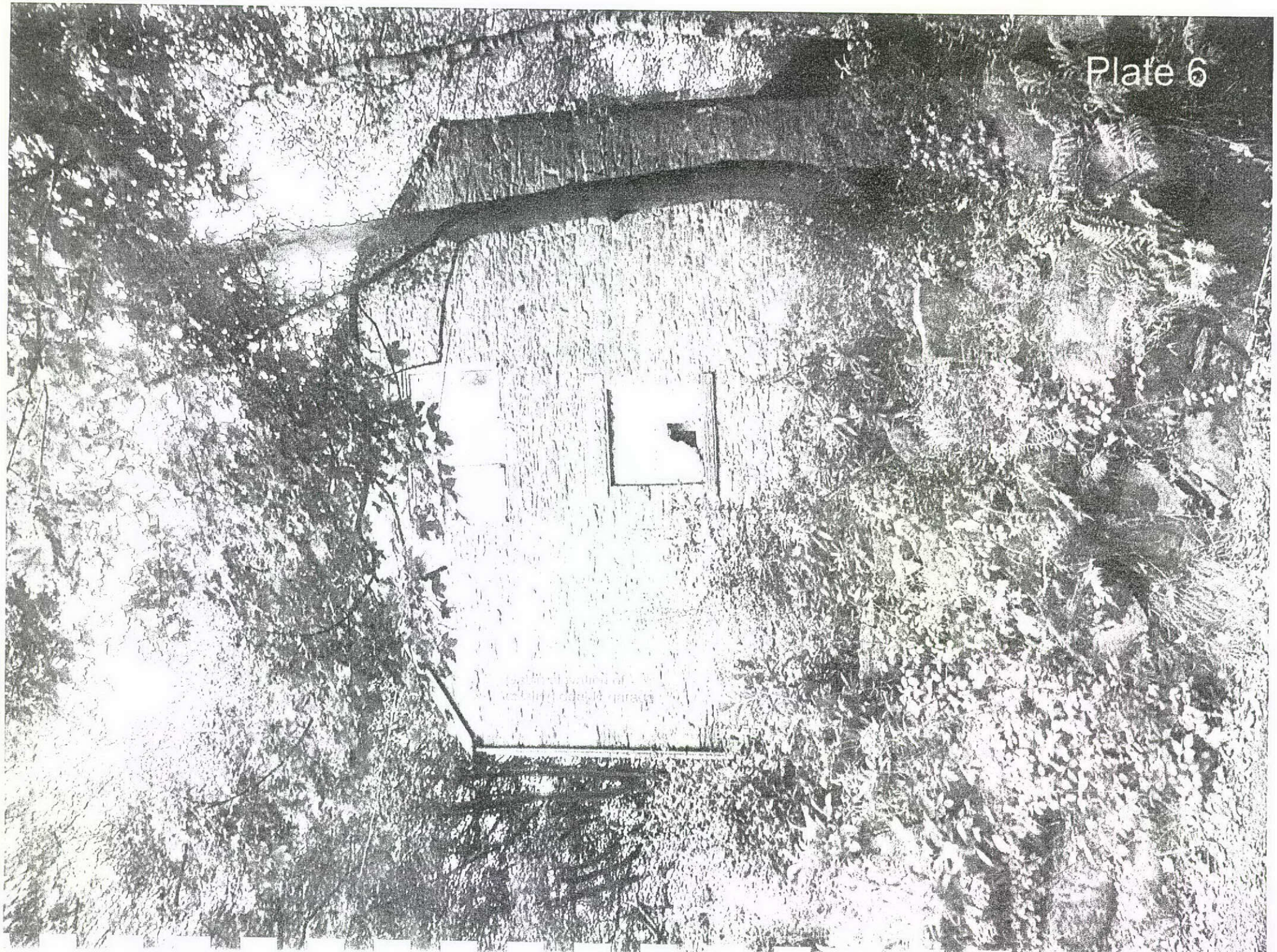


Plate 6