



**85 GREEN LANE, BUXTON
PROPOSED ALTERATIONS, EXTENSION AND REFURBISHMENT**

DESIGN AND HERITAGE STATEMENT

September 2022

INTRODUCTION

This statement is prepared in support of applications submitted in September 2022 for Planning Permission and Listed Building Consent in relation to minor alterations and extension to 85 Green Lane, Buxton.

SITE AND BUILDINGS

No 85 and neighbouring No 87 Green Lane are a pair of semi-derelict mid C17th to mid C18th labourer's cottages situated an area of former agricultural land on the direct edge of suburban development. The cottages are both Listed Grade II and are within the Poole's Cavern Conservation Area

A detailed description of the building and its significance together with an assessment of the impact of the general proposals on the heritage asset is included in the separate Heritage Statement (Ref: TJC2019.139v2) prepared by The Jessop Consultancy and submitted in support of these applications.

Note: The Jessop Consultancy report refers to the repositioning of the staircase at item 4 of the tabulated impact assessment and subdivision of a first floor room to form a bathroom at item 5, whereas a new staircase is now proposed in the location of the original and subdivision of space G1 is now proposed in order to form a bathroom.

CONDITION

Prior to recent emergency repairs, the building had been empty and unmaintained for a number of years and its dilapidated condition is recorded in the structural reports accompanying the application.

Since preparation of these reports emergency works have been undertaken to make the building structurally sound and watertight. These works have been carried out strictly in accordance with a schedule agreed with the Local Authority following liaison with its Conservation Department.

Emergency works included the following

- Reroofing using existing stone slates with new to match as necessary
- Stabilising and repointing of masonry
- Replacement cast iron rainwater goods
- Rebuilding existing chimneys

PROPOSALS

The applicant intends sensitively to refurbish the property to return it to habitable use. The scope of the proposals is similar to that approved in February 2022 under applications HPK/2019/0191 and HPK/2021/0246. Materials and details used in the refurbishment will either be original or traditional and sympathetic to the building.

Proposed variations from the February 2022 approved scheme are the result of detailed site discussions and options appraisals to achieve viable and sustainable living accommodation. These variations relate to the rear extension, internal layout and introduction of daylight via roof windows.

REAR EXTENSION

A slightly larger extension is proposed at the rear of the property to replace the existing outshot privy. A modest increase in footprint over the February 2022 approved scheme of 6.8m² makes a significant improvement to the usability of the space and the building's viability as a dwelling.

The extension now proposed is of the same size as that granted Listed Building Consent in September 2007 under application HPK/2007/0602.

INTERNAL LAYOUT

A rear extension which is usable as a habitable room allows kitchen and dining to be grouped together at the south east end of the building with access to outside. The lounge can then be located at the other end of the house in the two story former barn, with the bathroom brought into the central space. The bathroom will be constructed in lightweight stud walling and can be finished in painted boarding to differentiate it from the heavy masonry of the existing walls.

The proposed layout incorporates existing openings in the cross walls as did the February 2022 approved scheme and the staircase is again located in its original position. New openings are minimal and allow the original plan form still to be read.

ROOF LIGHTS

The former barn space has an existing door and former high level gable opening, which will be reinstated and both will be glazed but windows in the cottage are few and daylight is limited. Two conservation type roof lights are therefore proposed over the lounge to provide natural light. These will be positioned on the rear slope, will be set within the plane of the slates and will include metal glazing bars in a traditional pattern.

IMPACT OF THE PROPOSED WORKS

The heritage significance of the building and the general impact of the refurbishment proposals, including alterations are discussed in the Heritage Statement (Ref: TJC2019.139v2) prepared by The Jessop Consultancy.

It is also noted that permissions have previously been granted for the majority of the works involved, with the local authority concluding that the extension and internal configuration then proposed would result in less than substantial harm to this heritage asset and that this harm should be weighed against the public benefits of bringing the property back into habitable use thus securing its long term survival. It is further noted as mentioned above that Listed Building Consent was granted in 2007 for the rear extension as now proposed.

The introduction of roof lights will have no impact on historic fabric, other than the removal of stone slates to accommodate them, since all roof timbers are new. Their impact will be barely visible externally and their introduction will significantly increase natural light internally, reducing reliance on electric lighting and enhancing the building's sustainability.

ACCESS AND PARKING

Vehicular access to the cottage is via an access lane, jointly owned by the inhabitants of no.s 91, 93, 95, 97 and 99 Green Lane and over which a legal right of access exists. This lane is accessed from Green Lane itself and passes between no.s 83 and 91. There is currently no vehicular access into the curtilage of No. 85 and it is assumed that this has never existed.

Pedestrian access to the site can be made either via the access lane, or via a footpath from the public car park to the west of the cottages.

Providing vehicular access and turning and parking space within the curtilage of no 85 would only be possible directly in front of the building and as such would have a considerable negative impact upon the cottage and its setting and result in the loss of part of the existing limestone boundary walls.

Therefore, and as per the February 2022 approvals, it is not intended that parking be provided on site for this property which has never benefitted from a parking space within its curtilage in the past.