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Application for an extension at Nithen Cottage, 123, Park Road, Buxton, SK17 6SP, for Mr D Tickle

DESIGN & ACCESS STATEMENT

The proposal is to erect a two-storey extension at the above address. Nithen Cottage has been formed by dividing a large Victorian house into three separate dwellings. It is at the junction of Park Road with Manchester Road. The restricted corner position of the Nithen Cottage results in there being no space at the rear under the control of the applicant. The only space available for an extension is in the garden facing either Park Road or Manchester Road. The principal elevation is to Park Road and is not suitable for any alterations.

The extension will form a lounge/home cinema at ground floor level and an en-suite bathroom to the master bedroom at first floor level. There will be level access from the existing lounge and bedroom respectively. The only other work will be the minor rearrangement of bathrooms, with no additional bedrooms being formed.

The overall size of the extension is 6.0 M x 5.3 M. The height above ground level is 8.5 M, compared with 9.5 M for the existing house. The extension will be partially built into the ground, reducing the apparent height to Manchester Road to 3.5 M to the eaves and 5.5 M to the ridge.

HERITAGE IMPACT ASSESSMENT.

In order to minimise the effect on the Conservation Area, the extension has been designed to be sympathetic to its prominent position, with the details of the host house being carefully replicated. This attention to detail will be applied on elevations to both Park Road and Manchester Road. In particular, the materials of roof, walls and windows have been chosen to match as closely as possible those of the existing building. These are blue slate for the roof, coursed natural stone for the walls and timber frames to the windows.

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18 October 2022