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Conservation Response.

Date: 31/10/2022.

Application ref: HPK/2022/0411 HPK/2022/0414.

Case Officer: James Stannard.

Proposal: 'Listed Building Consent for minor alterations and extension to existing dwelling' & 'Minor alterations and extension to existing cottage'.

Dear James,

85 Green Lane, Buxton, Derbyshire, SK17 9DJ.

Grade II listed 85 Green Lane is a simple agrarian building in the vernacular rubble stone. Exhibiting a classic rural building style through its heavyset stone walling and intimate details such as small window openings and interior spaces. Its modest features contribute to its interest and therefore historic significance in this relatively untouched pocket of Buxton. It clearly hasn't been lived in, or used, for a very long period of time so I am keen to encourage a sensitive approach with the interventions.

I am happy to see the fireplace/hearth and location of the stairs have been retained in their original location, albeit with minor reorientation.

No objection.

Subject to the following conditions:

- Drwg no: 3038-2002 shows the addition of the dining room through a fairly wide opening in the historic fabric from the kitchen. This entryway should be reduced in width to be in keeping with the traditional scale and massing reflective of the age of the building. Imposition of this will see this intervention respect the pattern of the historic floorplan and have it remain legible.
- Drwg no: 3038-2004 shows two double fully glazed doors both sides of the dining room extension. (NWest & SEast). This sees the extension becoming cumbersome and cause visual confusion against the simple stone building. I don't see the need for two sets of these glazed doors on the new structure and it feels as though it would look like a corridor. I'd like to see this extension be clearly read as a secondary element to this intricate dwelling and not in competition with the simple and traditional styling. I recommend retaining the north facing set and reverting the south facing set into a smaller window.
- Drwg no: 3038-2004 shows the dining room extension seeming to extend the line down from the principle building's eaves. I would be keen to see the size of the extension reduced to refrain from attempting to blur the two structures together as mentioned above: to have the interventions be clearly read and secondary, and not in competition.
- Drwg no: 3038-2004 indicates doors and windows will be 'painted timber'. Clarity is required on what specifically is proposed in regard to the material, colour and style etc. A technical specification should be provided outlining this prior to any works being undertaken.

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- Drwg no: 3038-2003 indicates conservation rooflights are to be installed. Clarity is required and technical drawings outlining this should be provided prior to any works being undertaken.
- I would like to see specification outlining what the intended products and methods are in regard to any insulation, method/s of heating and what repointing and rendering methods will be used prior to any works being undertaken. (*Hot Lime, Limewash etc*). The D&A Statement indicates 'lightweight stud walling' to a degree but further clarity is required, certainly in the ground floor bathroom (Drwg no: 3038-2002).
- I note that historic stone flags are in situ on the ground floor. Will all be retained? Will any works affect these? Are they of any significance? Please clarify.
- In addition to the above, what flooring is proposed in the dining room extension?

Kind regards

Miss E Holland.
Conservation Officer.

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