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# HERITAGE IMPACT ASSESSMENT

**Application for an extension at Nithen Cottage, 123, Park Road, Buxton, SK17 6SP, for Mr D Tickle. This application is a resubmission of HPK/2022/0480, which was rejected on 16/12/22. This application has taken into account the comments contained in the on-line documents, including the Refusal Notice, officer's report and conservation report.**

**The current proposal is to erect a single storey extension to the side of the house. 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 the front and a dining room extension to the rear. There will be level access from the existing lounge and kitchen. The extension will, however, result in valuable additional in what is a small dwelling. At the same time as building the extension, the opportunity will be taken to improve car access and parking, allowing two cars side-by-side parking or on-site turning with the current one car. The drive will be widened and the garden area re-designed and landscaped to accommodate this.**

**Nithen Cottage is in Buxton Park Conservation Area. It is situated in a salient to the Conservation Area that includes the group of houses known as Nithen End and Greenmoor, a listed building. The boundary of the conservation area is along the adjoining Manchester Road. The proposed extension will not be visible from the listed building.**

**In order to minimise the effect on the Conservation Area, the extension has been designed to have very little impact. The proposed extension is generally below the level of Manchester Road, and therefore will have almost no impact on its surroundings. With the exception of a glazed light to the dining room extension, the roof will be finished in sedum and other suitable plants on an appropriate base. Natural stone will be used to all exposed wall areas, including new walls to the car parking area. The existing boundary treatment of evergreen hedging will be reinstated. As part of the garden design to Park Road, a screen of mature deciduous trees will be planted in the small area to the north of the drive entrance, and generally behind the bin store. As well as ensuring maximum privacy, the visible front elevation of the extension will be screened from view.**

**Trevor Gilman Amended 11 April 2023**