

**Conservation Response.**

Date: 11/07/2023.

File/Application ref: HPK/2023/0108.

Case Officer: Declan Cleary.

Proposal: 'Conversion of attached outbuilding to form additional space and formation of lightwell to front to provide access to converted basement'.

Address: 50 West Road, Buxton, Derbyshire, SK17 6HG.

Dear Declan,

I am in receipt of revised plans, and therefore offer the following having regard to my initial comments dated 27/04/2023:

The revised plans see drwg ref: *revised proposed 01-A* , show the creation of the new lightwell focused at and equal to the basement level window, with the omittance of the stairwell, French doors and large excavations seen previously. This is then reflected in drwg ref: *revised proposed 02-A* , these sections show boundary wall at front elevation with a small amount of paving between this and the new railings surrounding the proposed lightwell. The revised section appears to show the original boundary treatment with railings inserted on top or behind this?

I note that materials and methods to tackle the cellar remain despite my previous concerns, consequently I advise strongly that ventilation is included for the new basement level kitchen. In addition to this, I encourage the following:

- New paving slabs at front elevation around lightwell are to be laid at an angle and set a few increments away from the footings of the property. This is to ensure rainwater run-off is directed away from the walls of the property and to mitigate pooling in the lightwell.
- I presume drainage and water management has been considered for the lightwell though it is not clear on the revised plans.

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To conclude; the revised plans show a more subservient scheme and therefore I now do not anticipate harm imposed on the Conservation Area.

Subsequently, I offer No Objection; subject to the following conditions:

- Full details of facing materials such as railings type, size and colour code, boundary treatment and slabs type to front elevation are to be submitted to the Local Planning Authority. Once approved in writing the proposal shall be carried out in accordance with this specification.  
Reason: to protect and enhance the character of the Conservation Area.



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- New window details including type, colour code, size, material, fittings and fixtures are to be submitted to the Local Planning Authority. Once approved in writing the proposal shall be carried out in accordance with this specification.  
Reason: to ensure design uniformity across the property and no visual impact within the Conservation Area.

Regards,

Miss E Holland.  
**Conservation Officer.**

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