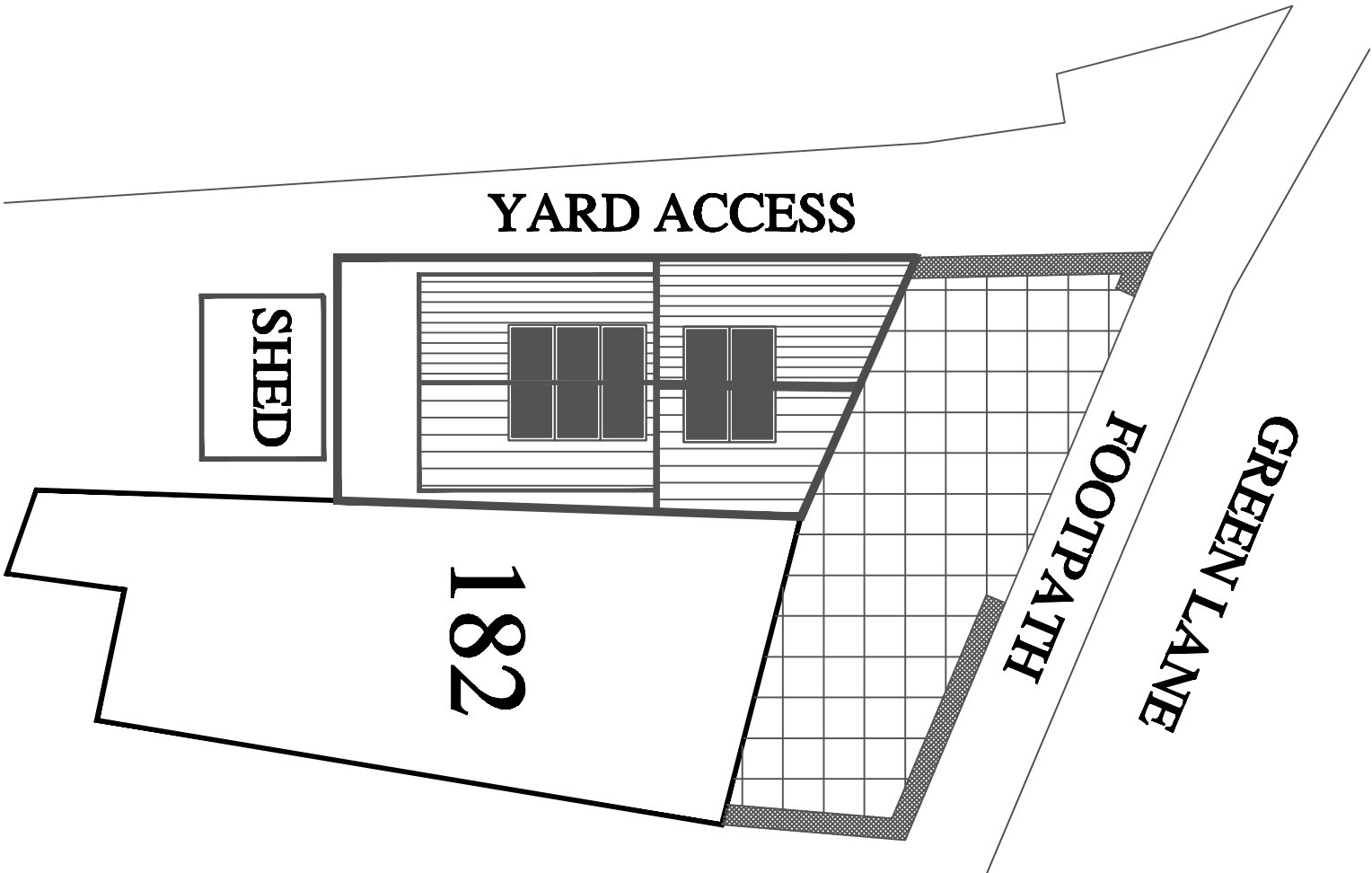




BLOCK PLAN AND DESIGN ACCESS STATEMENT 1:100

180 GREEN LANE, BUXTON



THE PURPOSE OF THE APPLICATION IS TO ALLOW FOR THE CONVERSION OF THE EXISTING COACH HOUSE BUILDING AT 180 GREEN LANE TO FORM A HOME OFFICE USE FOR THE OWNERS OF 34-36 HOLMFIELD, THE FAMILY ALSO OWN THE ADJACENT PROPERTY TO THE COACH HOUSE, NUMBER 182.

THE BUILDING HAS ALWAYS HAD A COMMERCIAL USE WHETHER IT BE FOR STORAGE - EFFECTIVELY AS A COACH HOUSE BARN OR A RECENT USE AS A SANDWICH SHOP - IT HAS HOWEVER BEEN REDUNDANT FOR MANY YEARS. THE OWNERS NOW WISH TO USE THE BUILDING HAS A HOME OFFICE. (ALL BE IT DETACHED AND SEPARATE FROM THEIR HOUSE ON HOLMFIELD)

THE WORKS WILL ALSO RELATE TO THE DEMOLITION OF THE EXISTING DASHED RENDER EXTENSION TO THE REAR TO BE REPLACED WITH LARGER PURPOSE MADE EXTENSION TO PROVIDE A GROUND FLOOR WC AND LARGER OPEN PLAN SPACE. THE SITE IS IN EFFECT LAND LOCKED WITH THE COURTYARD SPACE FOR 182 GREEN LANE TO THE FRONT AND YARD ACCESS TO THE PROPERTIES ON DUKE STREET TO THE SIDE. WITH THIS IN MIND PROVIDING LIGHT TO THE BUILDING WITHOUT CREATING OVERLOOKING ISSUES HAS BEEN TAKEN INTO ACCOUNT. AN EXISTING WINDOW SITS TO THE FRONT WHICH PROVIDES LIGHT TO THE FIRST FLOOR SPACE. TO THE SIDE THE EXISTING FIRST FLOOR BARN DOOR SPACE WILL THEN BE INCREASED IN DEPTH TO PROVIDE A FULL HEIGHT OBSCURE WINDOW TO THE NEW INTERNAL STAIRCASE - IT IS OBVIOUS ON SITE THAT A LARGER OPENING AT GROUND FLOOR WAS ORIGINALLY IN PLACE AND SINCE BUILT UP, TO PROVIDE CLEAR NATURAL DAYLIGHT TO THE BUILDING. NEW VELUX RIDGE SKYLIGHTS WILL BE USED TO THE ROOFLINE WITHOUT CAUSING OVERLOOKING PROBLEMS

THE PURPOSE OF THE APPLICATION MEANS THAT AMENITY SPACE IS NOT AN ISSUE FOR THE BUILDING, HOWEVER THE NEW EXTENSION STILL ALLOWS FOR REFUSE BIN STORAGE AREA TO THE REAR. OFFROAD PARKING HAS NEVER BEEN PROVIDED TO THIS OR MOST OF THE SURROUNDING BUILDINGS, HOWEVER ROAD SIDE SPACES ARE AVAILABLE ON BOTH GREEN LANE AND DUKE STREET. THE OWNERS OFF THE BUILDING WHO WILL USE IT FOR AN OFFICE PURPOSE ALSO LIVE JUST A FEW METRES AROUND THE CORNER WHERE THEY HAVE PLENTY OF OFFROAD PARKING TO THEIR DWELLING.

DWG: PROPOSED PLANS
COACH HOUSE, 180 GREEN LANE
BUXTON

REVISIONS:

1:100	CHECKED:
DATE: JUNE'17	DRAWN:

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180 GREEN LANE