



Residential Architecture Design and Planning

Design and Access and Heritage Statement

Proposed Side Extension at 73 Green Lane, Buxton

The application site is located within the Buxton College Conservation Area. 73 Green Lane is a semi-detached property built during the 1920s interwar years. It is situated on the south side of Green Lane and overlooks Buxton Community School to the front and across Temple Fields to Grinlow Woods at the rear. Green Lane is a curving tree lined street of large spacious properties, in generous landscaped gardens, with stone boundary walls.

There is low limestone boundary wall to the front of 73 Green Lane and views through to Grinlow Woods are maintained between the detached garage and the house.

The house is largely rendered with a wetdash textured finish, which was a common Arts and Crafts finish when it was built. A red brick plinth and brick detailing features around the front door and a circular window on the front elevation. There is an existing timber utility porch extension to the side of the property that was added at a later date and is out of character with the original dwelling.

The property, while not individually mentioned in the Buxton Conservation Area Character Appraisal, makes a significant contribution to the Conservation Area while grouped with the neighbouring properties along Green Lane.

The proposal is for the demolition of the single storey timber porch on the side of the property and the construction of a single storey utility and shower room extension to the side of the property. Also included is the replacement of the main roof incorporating two velux windows. The proposed extension would be set back from the front building line and the materials will match those used in the main house.

The walls will be pebbledash rendered and the roof constructed from red tiles to match the existing roof. The extension has been kept to a single storey to minimise any impact and it is stepped back from the main dwelling appearing as a subservient addition with the original dwelling remaining the dominant element.

The windows and doors are designed to reflect the character of the main house and conservation style roof lights will be used. The hipped roof of the extension reflects that of the main house and the proposal would sit well within the streetscene. The velux windows proposed to the shower room and the utility allow additional daylight into these rooms while not overlooking any adjacent dwellings.

The proposal includes the replacement of the main roof which is in need of repair. The tiles that will be used will match those existing. Two velux windows are proposed to the main house and are located on the rear elevation to allow light into the attic storage space.



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The scale, form, position, and orientation of the extension is considerate of the neighbouring properties. The proposal is small and would not impact the amenity of the neighbouring properties nor create any undue harm. In terms of the impact upon the wider area and the College Conservation Area, the proposed extension would be complimentary to the existing dwelling and would not create a visual conflict in the area. The proposal would not cause harm to the significance of the Conservation Area and would continue to sustain it.

The design has been carefully considered to respond to the site context. The proposed changes will provide a positive enhancement to the existing dwelling and its contribution to the Conservation Area. The high quality design of the proposed brick and rendered extension replaces the existing low quality timber side extension. It will enhance the dwelling, reflecting the existing character, style, and materials of the dwelling, improving the contribution the property provides to the College Conservation Area.

The scale and height of the extension is very modest and set a considerable distance back from Green Lane. It would not result in any degree of harm to the character and appearance of the dwelling, the wider street scene, or the setting or character of the College Conservation Area.