

Planning Application for Chinley End Farm - Design Statement

9 Lower Lane, Chinley. SK23 6BE

This farm house was built in 1719. The property was originally approached from what is now the back garden, so that its original front door is now at the back.

Because of this the property looks rather odd from what is now the front as it lacks a proper front door and many earlier openings have been bricked up. Planning approval for a flat-roofed stone built double garage was granted on 8th Nov 1974 (Ref:820/HPK/9/74/451). This was duly built and provided entrance to the property at the side of the garage through the kitchen.

Because the house was designed to be approached from what is now the back, the internal arrangement is also rather awkward. This proposal involves modifying the stairs so that a front door and porch can be added. To the rear, a timber conservatory is proposed.

In addition, this proposal includes the building of a holiday-let above the garage. The roof line of the holiday-let is to be below the existing to keep it subservient to the main house.

Windows

The front elevation lacks stone cills and the windows are set flush with the stone face. Sash windows were not fitted to this elevation and there are no spaces for sash boxes behind the stone facing. The proposal is to remove the fake shutters and replace the Georgian style windows with new timber double-glazed windows in Cottage style, painted cream, fitted to new stone cills.



Existing front of property



Cottage style window.



Existing rear of property



Example style of conservatory

The original stone door frame (currently bricked up), will be removed from its present location and used to form the new front door. A new window is to be inserted above the new front door.

Conservatory

The proposed conservatory to the rear will be in a simple timber lean-to style, painted pale green having a dwarf stone wall and glazed timber door. Similar to the picture above.

Porch

The proposal includes a small stone front porch. There are numerous examples of porches that have been allowed to similar looking properties along Lower Lane and the adjacent Green Lane. The examples below marked as (CA) are within the Chinley conservation area.



7 Lower Lane (next door) (CA)



Lower Barn, Lower Lane



50 Lower Lane (CA)



66 Lower Lane (CA)



51 Lower Lane



37 Green Lane (CA)



Green Lane (CA)



Hill End Farm, Longnor, Buxton

The proposal is for a small enclosed stone porch, similar to that at Hill End Farm, Longnor, Buxton (shown above).

The present front door, beside the garage door, is to be removed and the wall bricked up flush with the front elevation, with a window. The holiday let entrance will be round the side of the garage.

Improvements to front garden

The garden wall close to the front of the house is to be removed and the front area improved with flower beds. There is an excessive area of tarmac, sufficient for perhaps 20 cars. The proposal is to return some of this area to grass and shrubs to improve surface water drainage and generally improve the look of the area. Ample hard standing area will be retained for approximately 6 cars with turning space. A pond in the front garden is proposed.

Holiday Let

The existing flat-roofed garage is unsightly and will be significantly improved by the addition of the proposed holiday let over. The area is very popular with walkers and the accommodation will provide additional income to the area whilst being only 2 minutes

walk from Chinley Station. There is already ample parking within the property boundary so there will be no impact on street parking.

Solar Panels

This proposal includes solar panels to the rear roof slope of the holiday let.