REF: HPK/2012/0009.

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COUNCIL

19 JAN 2012

STATEMENT OF SIGNIFICANCE & IMPACT: *ASSESSMENT TABLE*

Proposed Works (*item by item*):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
PROPOSED DEMOLITION OF EXISTING BLOCK GARAGE TO BE REPLACED WITH A HARDWOOD OAK FRAMED GARAGE OF SIMILAR SIZE WITH NATURAL SLATE ROOF COVERINGS.	DAISY BANK SITS WITHIN THE HARDWICK CONSERVATION AREA OF BUXTON & ALSO THE TOWN HERITAGE REGION. THE BUILDING ITSELF IS A LARGE DETACHED GRITSTONE BUILDING OF SOME CHARACTER BUILT IN THE MID TO LATE 1800's FOR THE VICARS DAUGHTER FOR TRINITY CHURCH - ADJACENT TO TRINITY PASSAGE. THE AREA IS OF SIGNIFICANT ARCHITECTURAL INTEREST WITH MANY GRAND BUILDINGS REMAINING INTACT FROM THE PERIOD. THE HOUSE ITSELF IS TO BE LEFT UNTOUCHED AS PART OF THIS APPLICATION. THE PROPOSAL TO DEMOLISH THE DOUBLE GARAGE WHICH IS PROBABLY 30-40 YEARS OLD IS PUT FORWARD AS A SIGNIFICANT IMPROVEMENT AS IT IS TO BE REPLACED WITH A STRUCTURE FAR MORE RESPECTFUL OF THE AREA.	THE PROPOSED WORKS REPRESENT A SIGNIFICANT IMPROVEMENT ON THE EXISTING BLOCKWORK STRUCTURE (- WITH CEMENT BASED SHEETED ROOF COVERINGS.) THE NEW GARAGE WILL BE OF A SIMILAR FOOTPRINT OF NO GREATER HEIGHT TO THE EXISTING. THE BUILDING IS ALSO PITCHED AWAY FROM TRINITY PASSAGE TO REDUCE ITS BUILDING MASS FROM SAME. STRUCTURALLY THE NEW IS FAR MORE RESPECTFUL OF ITS SURROUNDINGS THROUGH THE USE OF NATURAL MATERIALS SUCH AS NATURAL OAK FRAME TO RESPECT THE USE OF HARDWOODS TO THE JOINERY OF SURROUNDING BUILDINGS & NATURAL BLUE/GREY SLATE ROOF COVERINGS IN KEEPING WITH THE MATERIAL OF ITS NEIGHBOURS THE WORKS ARE PROPOSED TO ENHANCE THE CHARACTER & HISTORY OF THE SITE.