

## **Heritage Statement 29<sup>th</sup> June 2018**

### **Proposed Conversion From Residential Garage to Ancillary Living Accommodation**

#### **Introduction**

This Heritage Statement has been written to comply with Planning Policy Statement 5: Planning for the Historic Environment: Policy HE6.

A conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Council is obliged by section 71 of the Act to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas.

23 Holker Rd is situated within the 'Hardwick' conservation area in Buxton.

#### **Extract from Buxton Character Appraisal 2006:**

Holker Road follows an almost straight route from Hardwick Square down to Spring Gardens. By contrast, most of the other streets in the Hardwick area accommodated the steep changes in level with subtle changes of direction in the roads and changes in the direction and layout of the house plots. The land falls away steeply down to Spring Gardens. The buildings are striking for their prominence, particularly when viewed from Spring Gardens, where they sweep up the curve of the hill and are a picturesque group, with the landmark tower of Trinity Church rising behind them. On the west side of the road, the houses are set up high above the road and drop down the hill in pairs. To the east, a large stone outcrop defines the edge of the road, and above and beyond this sit the later post-war housing development of Kedleston Road and Curzon Road, which are only just visible from Holker Road. Houses are mainly detached or semi-detached (there is only one terrace).

#### **Description of Building and Setting**

23 Holker Rd is a two storey family house of modern construction set in a large plot and was built in 1969. The external walls are of reconstructed coursed stone on all elevations with a roof covering of Marley Modern roof tiles. The site is well screened by trees and hedges and has well maintained gardens. The garage where the development is proposed was constructed approx. 2 years ago and is of reconstructed stone with a roof covering of Marley Modern roof tiles.

#### **The Proposal**

A conversion from residential garage currently used for storage to ancillary living accommodation.

The proposal should not affect the sky line or alter the aesthetic nature of the street in any way as the development will utilise an existing building. The only change to external appearance will be the replacement of up and over garage doors with UPVC windows in keeping with the main accommodation-this change will not be visible from the street.