

HERITAGE / DA STATEMENT



THE PURPOSE OF THE APPLICATION IS TO PROVIDE A SINGLE STOREY REAR EXTENSION OFF THE EXISTING BUILDING LINE TO FORM AN OPEN PLAN KITCHEN/DINING/FAMILY ROOM. THE APPLICATION WILL ALLOW FOR THE REMOVAL OF AN EXISTING WHITE UPVC CONSERVATORY TO THE REAR AND THE SIDE UTILITY AREA WHICH WILL BE INCORPORATED INTO THE FOOTPRINT OF THE EXTENSION.

THE EXTENSION WILL BE CONSTRUCTED OUT OF MATERIALS TO MATCH THE HOST DWELLING WITH RENDERED ELEVATIONS TO A STONE PLINTH LINE WITH MATCHING TILES TO THE PITCHED ROOF OVER. ALUMINIUM BI-FOLD DOORS WILL SIT TO THE REAR WHILST ANY NEW WINDOWS WILL BE IN FLUSH SASH CASEMENTS.

THE HOST DWELLING SITS WITHIN THE SILVERLANDS CONSERVATION AREA WHICH MAINLY CONSISTS OF LARGE GRITSTONE TOWNHOUSES DATED BACK TO THE LATER PART OF THE 19TH CENTURY. THIS PROPERTY HOWEVER SITS WITHIN GROUP OF DWELLINGS THAT FORMS THE TOP OF HOLKER ROAD, SYLVAN CLIFF AND KEDLESTON ROAD. THESE DWELLINGS ARE IN THE MAIN DASHED RENDERED, SEMI DETACHED PROPERTIES BUILT AT A FAR LATER DATE AND DO NOT RELATE TO THE STRONG ARCHITECTURAL CHARACTER OF THE ORIGINAL DWELLINGS THAT SIT WITHIN THE SILVERLANDS CONSERVATION AREA.

THE EXTENSION ITSELF IS OF COURSE DESIGNED TO SIT COMFORTABLY WITHIN THE CONTEXT OF THIS HOST DWELLING (RATHER THAN THE EARLIER TRADITIONAL DWELLINGS WITHIN SILVERLANDS) THROUGH THE USE OF MATCHING MATERIALS AND A SCALE THAT IS IN KEEPING WITH THE MAIN PROPERTY AND THE LARGE PLOT THAT IT SITS WITHIN.

WITH THIS IN MIND, AND THE POSITIONING OF THE EXTENSION TO THE REAR OF THE DWELLING WITHIN THE PLOT. THE PROPOSED WILL ALSO HAVE NO NEGATIVE IMPACT TO THE SURROUNDINGS WITHIN THE CONSERVATION AREA

DWG: HERIATAGE STATEMENT

12 HOLKER RD

BUXTON

REVISIONS:

NTS	CHECKED:
DATE: APRIL '22	DRAWN:

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