



High Peak Borough Council
working for our community



Conservation Response.

Date: 18/11/2022.

Application ref: HPK/2022/0457.

Case Officer: James Stannard.

Proposal: 'Proposed replacement of existing detached garage with dwelling'.

Dear James,

Land adjoining 2 Sylvan Cliff, Buxton, Derbyshire.

Objection.

The historic identity of Hardwick Conservation Area is evident and seen through the overarching vernacular building materials of gritstone, paired with bay sash windows and upper storey sash windows. Dwellings in the vicinity are predominantly large yet modest Villas, classical in design each having a square footprint, and where there are semi-detached these too share the similar scale and massing affording the area to have clear historic uniformity. Hardwick Conservation Area has an Article 4 Direction placed upon it, due to the designated heritage asset being vulnerable to change.

The scheme shows a slender dwelling at a fairly exposed location. The plot is long and narrow and the frontage of the proposed dwelling sees a contemporary façade consisting of grey cladding panels and grey windows and doors. The remaining elevations are heavily glazed and paired with other grey panels. Neither elements of which are traditional nor have precedent in the historic townscape. These features are not in accordance with the High Peak Borough Council Design Guide SPD.

I am concerned the scheme looks to be out of place in the immediate vicinity and cause visual fragmentation due to its obvious positioning. It is seen there would be less than substantial harm imposed on the Conservation Area.

Kind regards

Miss E Holland.
Conservation Officer.