



High Peak Borough Council
working for our community



Conservation Response.

Date: 29/11/2022.
Application ref: HPK/2022/0480.
Case Officer: Declan Cleary.
Proposal: 'Erection of two storey extension'.

Dear Declan,

123 Nithen Cottage, Park Road, Buxton, Derbyshire, SK17 6SP.

Objection.

123 Nithen Cottage is situated on the corner of Park Road and Manchester Road, Buxton. It is not a listed building, however, it is within Buxton Park Conservation Area. Any assessment of which is missing from the Heritage Statement, and therefore so is any potential impact arising from the proposal.

The Conservation Area appraisal specifically notes the historic footprints of dwellings and pattern of development along Park Road reflecting an 18th century estate plan drawn up by the Devonshire Estate. The relationship between the views out across the town, and proximity to trees and greenery remains. It is also recognised that a quite specific design was devised for the dwellings along Park Road and Manchester Road, that saw the landscaping play an important role in the setting of these classic dwellings.

The scheme shows a large extension to a prominent street facing elevation of 123 Nithen Cottage. It is noted the materials are proposed to be similar to that of the principle dwelling, but this is fairly vague and there is little information to accurately outline what these materials are. Any new material/s replicating historic fabric must be carefully considered so as not to create stark contrasts between new sections or extensions in buildings.

I am concerned this extension seems to become quite obtrusive for this north facing elevation, and the footprint of this classic villa will be irreversibly altered. On approach from the northwest, the extension will be very visually prominent and fragment the character of the corner plot. There is also no mention of what will happen to the chimney of which is an interesting element, further contributing to the historic uniformity and characteristics of the Conservation Area.

To conclude, the scheme is seen to cause harm on Buxton Conservation Area and cannot be supported.

Kind regards

Miss E Holland.
Conservation Officer.