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Conservation Response.

Date: 30/11/2022.

Application ref: HPK/2022/0383.

Case Officer: Declan Cleary.

Proposal: 'Demolition of existing outbuilding and the addition of a single storey side/rear extension with associated internal alterations to include the construction of detached ancillary accommodation and alterations to the boundary wall fronting the highway'.

Dear Declan,

10 Robertson Road, Buxton, Derbyshire, SK17 9DY.

Objection. Recommended refusal.

The Buxton College Conservation Area heritage asset has a moderately varied content, representative of its journey of development. Many of the dwellings are gritstone Victorian Villas and intricate Arts and Crafts style houses. On Robertson Road in particular, there is an organic relationship between the Villas and the Arts and Crafts houses. The Conservation Area appraisal describes the latter specifically, noting the gabled frontages, timber framed detailing, commonly used dash textured rendering and vistas between the plots that afford a variety of views into and out of the town. All features of which are representative of the historic development of the area and design trends of the period, that contribute to the neat uniformity of the Conservation Area.

10 Robertson Road, though not listed, is a modest Arts and Crafts semi-detached dwelling, with a symmetrical frontage and small timber detailing on a street facing gable, as previously noted. Its counterpart sees these matching details giving this portion of the road a smart and unostentatious image. The scale and design of the Arts and Crafts houses set within their plots creates an interesting visual balance between the neighbouring gritstone Victorian Villas along the road.

Firstly, the scheme shows a large flat roof square extension to the rear of 10 Robertson Road to house a dining room, with to the side, a respective utility room. The existing rear of the property looks to be mirrored through this new addition, elongating the original floorplan and footprint of the dwelling. The proposed rear elevation demonstrating this extension sees no detailing of any merit or interest, but the inclusion of substantially large glazed doors, or windows? It is unclear at the time of assessment as to what purpose this glazing has. See *dwg no: 7029_PL06*.

Second, the scheme proposes a large ancillary rectangular structure situated to the northwest of 10 Robertson Road. The structure has a tall pitch roof and is entirely clad in vertical timber boards. The siting of this ancillary structure is such that will be seen from Robertson Road on approach from the north in particular, and will fragment the urban pattern of the road. The relationship between the principle

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dwelling and its garden/s are at risk of being diluted as a repercussion. The latter of which is mentioned in the Conservation Area appraisal when exploring historic design and construction choices of the period, that saw dwellings specifically set back, and nestled into their landscaping.

To conclude; it should be noted that the design of the ancillary structure does not fully align with the High Peak Borough Design Guide SPD where it specifically mentions there is no tradition of timber boarding within the High Peak. It is pertinent to note there is no precedent for this in the historic environment, nor within Buxton College Conservation Area. I am also concerned this ancillary structure is of quite a visually obtrusive shape for the position selected for it. It leaves itself vulnerable, seemingly random in the vicinity and visually at odds with the principle dwelling as well as the neighbouring Villa immediately adjacent.

The kitchen extension appears to be of such an incongruous size that the original floor plan of the dwelling would be rendered illegible, and therefore the character of the dwelling would be diluted. Though I have no issue with an extension in principle; the scale and massing of this intervention should be rethought to ensure a subtle integration into the environment. The overall design of this extension is quite lacking and doesn't seem to take note of the principle dwelling in regard to architectural features or pattern of fenestration. I am concerned there is a risk of a conflict between the 'old' and the 'new', and that the vagueness of proposed materials could see a stark contrast of the two forms.

Currently the scheme shows a moderate level of impact and therefore harm imposed on Buxton College Conservation Area and as such cannot be supported.

Kind regards

Miss E Holland.
Conservation Officer.

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