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Conservation Response.

Date: 05/12/2022.

Application ref: HPK/2022/0460.

Case Officer: Tom Hiles.

Proposal: 'Construction of single storey rear extension to wrap around to side, utility room to replace conservatory and side porch'.

Dear Tom,

12 Holker Road, Buxton, Derbyshire, SK17 6QN.

Objection. Recommended refusal.

Buxton Hardwick Conservation Area, designated heritage asset has a varied contents. Many features here consist of predominantly imposing three storey Villas in the vernacular gritstone, some Arts and Crafts style dwellings and some modern dwellings where original Villas have been lost. The Conservation Area appraisal notes views and vistas through are an overarching element, allowing for snapshots into the town centre. Trinity Church and its respective Tower are a focal point in many of these views, framed by tall mature trees and complimented by original boundary treatments. The retention of some traditional joinery is evident, all of which allow for a relatively uniform historic character in the vicinity. There are no listed buildings in the immediate vicinity of 12 Holker Road, though a Grade II listed public house is situated at the northern point of the road.

The scheme shows what appears to be a fairly large 'wrap around' conservatory structure to the rear of 12 Holker Road. The property is a semi-detached modern dwelling of no architectural interest situated on a corner plot at Holker Road to Sylvan Cliff, where it seems fairly exposed to the elements. It is noted a small access track runs adjacent on its southern flank and there is little landscaping to conceal this gable and front elevation from the streetscape.

The conservatory structure sees a multitude of skylights, bifold doors to the garden and on the southern elevation there is a slim vertical ground-to-roof height glazed window.

I am concerned as this exposed plot appears quite open, the scheme will become obvious, visually obtrusive in the vicinity and cause much visual detracting in the wider Conservation Area. Therefore this is seen as harm imposed. Currently, the scheme doesn't appear to be well integrated into the environment or its historic context.

The Heritage Statement lacks content thoroughly considering the Conservation Area, its correct title and any elements that both may have informed the design where relevant, or received assessment to mitigate any potential impact arising from the proposal.

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To conclude; the scheme is not appropriate for the character of the area and doesn't look to become subservient within the historic setting of Buxton Hardwick Conservation Area. As such it does not make a positive contribution to the designated heritage asset.

Kind regards

Miss E Holland.
Conservation Officer.

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