



Planning and Heritage Statement

Proposed Rear Extension

at

10 Holker Road

Buxton

SK17 6QN



Introduction

This Heritage Statement has been written to comply with The National Planning Policy Framework (NPPF).

A conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Council is obliged by section 71 of the Act to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas.

10 Holker Rd is situated within the 'Hardwick' conservation area in Buxton, Derbyshire.

Extract from Buxton Character Appraisal 2006:

Holker Road follows an almost straight route from Hardwick Square down to Spring Gardens. By contrast, most of the other streets in the Hardwick area accommodated the steep changes in level with subtle changes of direction in the roads and changes in the direction and layout of the house plots. The land falls away steeply down to Spring Gardens. The buildings are striking for their prominence, particularly when viewed from Spring Gardens, where they sweep up the curve of the hill and are a picturesque group, with the landmark tower of Trinity Church rising behind them. On the west side of the road, the houses are set up high above the road and drop down the hill in pairs. To the east, a large stone outcrop defines the edge of the road, and above and beyond this sit the later post-war housing development of Kedleston Road and Curzon Road, which are only just visible from Holker Road. Houses are mainly detached or semi-detached (there is only one terrace).



The Building and Setting

10 Holker Road is a post war two storey semi-detached 3 bedroom house. Built approximately 60 years ago the property is of relatively modern construction and is set in a corner plot with front and rear gardens and off road parking.

The external walls are of cavity wall constructed with dash render on all elevations with a roof covering of clay tiles.

Windows are double glazed uPVC.

The property is situated right on the boundary of the 'Hardwick Conservation Area'.

There is a small porch extension at the rear in poor condition.

The Proposal

Removal of existing porch and replace with a single storey rear extension with dash render to match existing.

Rationale

The current porch is in poor dilapidated condition and has low thermal performance.

The proposed extension will the improve thermal performance and visual appearance of the dwelling.

Materials will match existing.

The property is a post war construction and does not relate to the striking Victorian dwellings that form the basis of the conservation area.