

Conservation Response.

Date: 08/03/2023.

File/Application ref: HPK/2022/0526.

Case Officer: Declan Cleary.

Proposal: 'Erection of a dwelling house and garage/outbuilding and demolition of existing domestic garage'.

Address: Land to the rear of 7-9 High Street, Buxton, Derbyshire, SK17 6ET.

Dear Declan,

There are no listed buildings adjacent to the site, nor are there any alterations proposed to the existing street facing buildings at the High Street.

Buxton Central Conservation Area boundary crosses part way through the proposed site and does not encompass all of it. However it is the case that the latter portion of the site is therefore within the setting of the designated heritage asset.

The vicinity around the proposal site sees traditional scale and architectural details of the vernacular, making for a uniform and legible pattern in the street as it graduates toward the centre of the town.

The proposal seems to note the vernacular material palette, though I am concerned for the density and closeness between the proposal and its surroundings. It appears to create an odd relationship between the dominating three storey street facing buildings and the marginally exposed context to the rear of the proposed site.

A visual break between street facing buildings and their open rear elevations is a common feature across portions of Buxton. This makes for consistent footprints in the historic townscape pattern. It is seen across the town and therefore a factor contributing to the character of the Conservation Areas.

To conclude, the proposal doesn't appear to contribute successfully to the setting at Buxton Central Conservation Area and in terms of level of harm on heritage there appears to be some conflict albeit on the low end.

Regards,

Miss E Holland.
Conservation Officer.