

Conservation Response.

Date: 19/04/2023.

File/Application ref: HPK/2023/0093.

Case Officer: Declan Cleary.

Proposal: 'Removal of internal cross wall c/w fireplaces. Retention of existing stack. Modification of 1no. window opening to side elevation'.

Address: 11 Broad Walk, Buxton, Derbyshire, SK17 6JR.

Dear Declan,

Objection.

See drwg ref: 23005-03001-P01 *Floor plans as existing* and 23005-41001-P01 *Floorplans as proposed*. The intervention here demonstrates a substantial loss of historic fabric, and original placement of chimney breasts. It is acknowledged that cosmetic features such as fireplace mantles, hearths and or fire grates may be installed at a later time. Despite this, the historic placement of fireplaces in relation to chimney stacks, and function of the floorplans of these age of properties is traditional, and therefore part of their significance. It is common to find a fireplace or a small hearth to each respective room in large and ornate town houses or Villas.

The eradication of items in this portion of the building is unnatural and looks to eliminate elements of the still legible historic floorplan, to create large anonymous voids. I am not confident this is an enhancement. It would be far more interesting and respectful to create slender alcove doorways with arched heads at the other side of the fireplace at the ground floor, and similarly at first floor, two alcoves of the same; one at 'fitted cupboard' and the second at the other side of the fireplace here. Cornices, mouldings and the like would be preserved and retained this way. Though I note there is not a single photograph of the interior of these rooms provided in order to give a sound response to this, despite a brief survey said to have been undertaken.

See drwg ref: 23005-41002-P01 *attic plan as proposed* states 'existing stack retained and supported on new structure as engineers detail'. There doesn't appear to be a structural detail accompanying the proposal.

See drwg ref: 23005-75002-P01 *Proposed works to existing opening*. It would be conducive to see a technical drawing showing the entire elevation that this window is a part of. I cannot provide a clear response to this particular intervention without some context.

Photos of the entirety of this elevation, a complete photo showing this existing window envisaged for works and the interior of this window also required. Photos that are provided; showing a possible splice repair to the surround and a very small portion of the stone plinth possibly demonstrating delamination. Cavendish House is in remarkable condition and a well survived example of a classic

ornate Villa. This focused area of deterioration on a 100+ year old Villa would not solely justify a total reinvention of the window unit.

To conclude; further clarity is required on the elements noted above in order for me to provide a sound response. Though I am not comfortable in supporting the proposed erasing of a portion of the original floorplan. I don't see this as preservation or enhancement, it is irreversible and poses harm to the listed building.

Regards,

Miss E Holland.
Conservation Officer.