

A.J.S ARCHITECTURE



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CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AT: 23 HOLKER ROAD

HERITAGE STATEMENT

The property in question sits within the Hardwick Conservation area of Buxton.

Most of the properties that form this conservation area are traditional stone built dwellings and prominent in character elevated up from Holker Road as it drops down to Spring Gardens. Later post war dwellings also sit to the Kedleston Road estate and although not of any particular character of note they also sit within this conservation area.

23 Holker Road, in many ways, sits within this category. It was built in 1969 and is modern in construction and built of reconstituted stone with concrete tiled roof coverings with plastic windows. In general the dwelling itself is not in the context of the more traditional character dwellings in the conservation area and sits within its own private boundary at right angles to the road screened by large hedges to the garden to the north, east and west. The main garden boundary sits to the side of the dwelling against the road and as it is naturally screened by the hedges thereto. In this context the dwelling does not sit within any particular street scene on the road and is largely unnoticed from Holker Road.

The application relates to the demolition of the existing conservatory to the rear of the dwelling and the construction of a single storey extension thereto. As the extension sits to the rear of the dwelling and sides onto the large garden that separates the dwelling to Holker Road and the hedge screen planting thereto, the structure itself will be largely unnoticed from the passer-by. The extension will thus have no negative bearing or impact on the wider conservation area and its context is relative to the host dwelling which is of course more modern in appearance and material use than the main dwellings to Holker Road. With this in mind, materials are to match the main property. The extension itself follows the line of the rear of the dwelling and is only shallow in depth (the same as the existing conservatory) and thus has no over bearing impact on the main dwelling or its general elevational appearance and is materially and contextually respectful of same.

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