

Conservation Response.

Date: 07/06/2023.

File/Application ref: HPK/2023/0128.

Case Officer: Declan Cleary.

Proposal: Proposed single storey extension, resubmission of HPK/2022/0480.

Address: 123 Nithen Cottage, Park Road, Buxton, Derbyshire, SK17 6SP.

Dear Declan,

Objection.

See drwg ref: *Tickle 16 Rev A*. The proposal appears to create what is possibly a flat roof box-like extension to the classic vernacular dwelling of Nithen Cottage. There lacks any artistic detail or decoration informed by the principle dwelling to attempt to create a relationship between the two structures. On this drawing showing 'elevation to Park Road' sees this stark contrast between the two structures, with an offset door, large gap between lintel and parapet and large void between the door and the corner of the wall. Unfortunately there are not many factors that could be understood to be contributing to the character of the Conservation Area nor Nithen Cottage itself.

See drwg ref: *Tickle 14 Rev D*. This drawing appears to show the inclusion of quite a large and ostentatious wall with lights, railings and steps. This is very much out of character for the principle dwelling and not something often found in the front garden, or frontage of a unassuming classic villa. The relationship between the dwelling and corner plot acknowledged. Though as mentioned previously, this was consciously designed to accommodate the corner plot at these intersecting roads, making the cottage the feature or marker point paired with its low lying set back siting, interesting roof pitches and fenestration pattern. The design concept at the time possibly almost a mock-lodge due to the prominent position on the corner. Consequently, additional paraphernalia now at the principle elevation, with now alterations to original boundary treatments at the street facing portion of the site, look to create really quite a cluttered and visually confusing frontage and main approach.

It is to be noted the current dwelling sees the provision of hardstanding for modern day parking requirements, original boundary street facing elements (minus a field gate at the entry), and boundary separation on site - to accommodate the fact there are separate dwellings on site. Due to this I am not confident there is as much space as envisaged for all of this. Additionally, notwithstanding the proposed alteration to the original floorplan of the house, the added landscaping elements look to begin to break up the identity of the site which to an extent remains well read. Again, as above this application looks to create quite a cluttered vicinity and therefore risks becoming visually obtrusive.

To conclude; I am struggling to see how this application provides any contribution to Nithen Cottage, its neighbours, the streetscene and therefore Conservation Area setting and character. I am not confident the setting and Conservation Area or historic vernacular has been thoroughly considered and explored in order to inform the design concept. In terms of harm on heritage, it is seen to impose a level of harm and therefore cannot be supported.

Regards,

Miss E Holland.
Conservation Officer.