

Conservation Response.

Date: 23/06/2023.

File/Application ref: HPK/2023/0159.

Case Officer: Declan Cleary.

Proposal: 'Proposed new roof, replacement decking, replace rear window with window with French door and replace existing pointing with lime'.

Address: Branksome Cottage, Gadley Lane, Buxton, Derbyshire, SK17 6UY.

Dear Declan,

The Heritage Statement does not meet the requirements laid out as per NPPF wording, notably paragraphs 194. The document only outlines the work proposed as a Planning Statement normally would.

A Conservation Area is a designated heritage asset within its own right. The proposal concerns Buxton Park Conservation Area which doesn't appear to have been described or assessed at all.

The material palette described states the property is limestone/sandstone. These are two quite differing stones. The vernacular of Buxton is Limestone and Millstone Grit as identified by the Conservation Area Appraisal. The roof slates are proposed to be reused where relevant and the replacement are to match the existing, but it has not been identified to what the existing are, it is presumed Welsh slate? and where the reclaimed items will come from. If they are too starkly contrasting this will confuse built dates and material sources. The photographs show portions of the roof may have original smaller and traditional slates.

The document goes on to note the chimney bricks are deteriorated, and any repainting will match. Though the photographs don't show painted bricks. The water deterioration at the chimney stack looks to be due to lack of appropriate water drainage, uncapped gutter ends and lack of lead flashing (noted in the document) at the base of the stack meeting the eaves.

Further, there are no scaled drawings depicting any of the proposed works, or what the existing consists of. Most pertinently the roof, chimney and associated materials. At the rear there is a proposed alteration of a window reveal? Removal of stone and alteration at floor level? There are no scaled drawings to depict this or any details regarding window specification. Consequently, I am solely relying upon the minds' eye to envisage this.

Possible impact is regarded as being potential loss of aesthetic values, and loss of fabric. Notwithstanding this as above without a thorough understanding of the Conservation Area and its setting, I am not confident the proposal has explored this enough as it has not made any concluding determination that there will be impact if any to the designated heritage asset.

To conclude; I cannot confidently support this application based on insufficient information.

Regards,

Miss E Holland.
Conservation Officer.