

Conservation Response.

Date: 28/06/2023.

File/Application ref: HPK/2023/0192.

Case Officer: John Copestake.

Proposal: 'Construction of 116 dwellings'.

Address: Land at Hogshaw, Fairfield, Buxton, Derbyshire,.

Dear John,

This proposal concerns the Fairfield Conservation Area and as such I have a number of concerns.

Firstly the estate is sited within the setting of Fairfield Conservation Area designated heritage asset, appearing to begin to envelope and blur the context of it by beginning to frame it with new properties, and quite extensive unimaginative hardscaping with reams of tarmac. I don't believe this enhances the sense of rurality in this vicinity at all.

The proposal looks to become the backdrop to the heritage assets correctly identified in the Heritage Statement. Notwithstanding this, the organic layout of the very few traditional buildings and urban streetscape of Fairfield clash to an extent with the almost cookie-cutter type estate. I am struggling to see how it is attempting to harmonise or be inspired by it's location in order to enhance the area and create any interest. It looks to be just a uniform grid, presumably due to the designated house types and sizes?

I note the estate is marginally set back, though I would encourage, with great weight; ample screening. For example, the introduction of dense evergreens and the like. This would be seen as an enhancement to the setting. It would be conducive to not alter and therefore pose harm on the sense of place and character of the Conservation Area, from what is essentially a green rolling pasture toward and into the landscape beyond (leaving Buxton), into a long drawn out view straight into a new estate from multiple viewpoints. This most pertinently, is a fairly vulnerable vicinity in the centre of the Conservation Area. Currently, there is only a mere hint of the built environment travelling back into Buxton along the A6, creating the effect of a slow reveal of the town from the moors. This is reflected in the traditional ex-public house of the Devonshire Arms, and vernacular Buxton villas along Waterswallows Road.

House types as above have been noted. However, the exclusion of chimneys is really quite a bizarre concept or trend and creates a very obvious discontinuity in urban landscapes. Especially those part of or forming part of the setting of a historic settlement. I don't believe this is enhancing or protecting the already identified character of the town and wider area. I advise chimneys be included, faux or otherwise. The Heritage Statement goes into fair detail commenting on the built environment in the vicinity and indeed further afield, despite this it does not seem to have informed the design or details of the newer properties. It appears as though the proposal is wishing to be disconnected and completely separate to, (minus the literal roads) the rest of the area. As above, it is advised to use appropriately the character of the local vernacular to ensure the architecture successfully integrates into the area. This will prevent stark contrasts and provide long term - more desirability and interest if

the designs note what is within the context. I will be interested in seeing sample materials, roof materials, window types, door colours, window colours and materials and any additional small decorative building elements.

See drwg ref: *proposed site entrance*. I don't understand the need for something so extravagant at the entry to this estate when in comparison the house types are very basic. This item, near the ex-public house of the Devonshire Arms is actually within the Conservation Area, though the location clip on the plan is too small and does not identify this. I would expect to see something of this nature at a large estate in Solihull. As such it feels quite random and 'out on a limb'. I suggest a revision of this to something more understated and unassuming in order to prevent visual harm, as currently I cannot support this feature.

To conclude; as it stands I would like more clarity on the issues mentioned above before I can provide a sound response.

Regards,

Miss E Holland.
Conservation Officer.