

Conservation Response.

Date: 04/08/2023.

File/Application ref: HPK/2023/0222 & HPK/2023/0223.

Case Officer: James Stannard.

Proposal: 'Conversion of the former Coach House into a separate residential dwelling' & 'Listed Building Consent for conversion of the former Coach House into a separate residential dwelling'.

Site Address: Greenmoor, Carlisle Road, Buxton, Derbyshire, SK17 6XE.

Dear James,

Objection.

At 2.6 and 7.3 of the Heritage Statement the building is identified as GII. Later at 7.5 it is then identified as being a GII*. To confirm, Greenmoor is a GII listed building.

I do not agree that significance and interest would be higher or increased if the coach house was located closer to Greenmoor. Traditional large villas, mansions, manor houses and country houses with respective stables, barns and coach houses and the like are by their nature set marginally apart and within grounds. This creates a sense of elaboration, pageantry and often is a sign of wealth and status. In the case of coach houses, horses and coaches are brought to and almost presented to the main house, the occupants, visitors etc during use for that added element of almost theatrics.

In respect of historic association to Greenmoor, the two buildings in simple terms 'come as a pair' due to their historic relationship. The coach house as above demonstrates historic status of the main house, with the scale and design of the former in harmony despite its simple honest historic function. The timber framed design creating a visual balance between it and further Arts and Crafts design elements of Greenmoor, acting almost as a highlight to Greenmoor's material palette further contributing to the site's aesthetic and historic value. It is clearly read as non-domestic thus further contributing to its legibility against Greenmoor, and contributing to the legibility of the site.

Historic OS maps dated 1923 show what is described above and consequently evidence of a conscious design and layout. Greenmoor, with its impressive facades and striking detail is consciously 'put first', set back from the roadside for the element of approach. This sets the tone for the setting, and character of the site.

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See drwg ref: *Proposed elevations 1414-202*. At proposed front elevation on this drawing a new door is proposed in the single storey portion facing east said to be *fitted in existing opening*. Though on see drwg ref: *Existing plans and elevations 141-100* this 'existing opening' is not demonstrated. Clarity required. Photographs of this elevation would be useful. The proposed new door sees an additional new beam (lintel) in conjunction with existing timber framing. The character of the timber framing

would become at odds with this. I am not confident this suits the building as all original window and door reveals are focused at angled principle elevation facing approx south east. Similarly, the approach toward the coach house from the house or drive would see this single door first, unnaturally breaking up the timber framing and risks lessening the interest of the orientation of the building.

The proposed front elevation on the same drawing 1414-202 goes on to annotate; *existing roof to be removed and replaced to match existing, timber framing to be replaced as necessary, existing sandstone chimney to be repaired and retained*. However neither the Heritage Statement nor D&A Statement does into any explanation as to why this has been included, or what assessment has been undertaken to conclude this is required.

Further to this it is not confirmed to what material the roof is, as Greenmoor itself is a plain tile roof, not Welsh slate. A principle listed building with respective curtilage structures of this quality and survival have an element of consistent material palettes. Limited photographs on the Heritage Statement show the roof to be clay or plain tile to match, subsequently Welsh would not be appropriate. It is a contrasting colour and material make up.

I would expect a condition survey or report with photographs from a Conservation Accredited individual or company to explore this, and produce a schedule and method of repair with the significance of the building and its fabric in mind. As such I cannot support this element based on lack of information.

On the same drawing 1414-202 the proposed rear elevation is annotated at roof level to include conservation roof lights but are not drawn or demonstrated on the plan. As such I cannot provide a response to this without reviewing their locations in situ.

On the same drawing 1414-202 the proposed rear elevation shows a 8 pane timber window at ground floor seemingly cutting into a timber verge strip? (denoted by a darker thicker line) and said *to be fitted in existing opening*. Again, this *existing opening* is not denoted on the existing plans. Clarity required. Photographs of this elevation would be useful. Additionally, this size and style window is unusually large and random against remainder that sees traditionally sized square four pane windows.

The existing pool section is to be demolished to accommodate proposed accommodation. I believe there is an opportunity here to rectify the conflicting sizes and footprint of this extension against the coach house. As such I encourage a reduction in size of footprint (though measurements are not annotated on the proposed plans) in order to create an enhancement and some harmony within the overall setting of this vicinity.

The existing pool structure, (acknowledged wishing to be removed), is seen at competition with the coach house. The roof pitch *does* appear to have been made to note the coach house and it seems by the existing that some timber framing was also noted. The now revision of this extension ought to look to create a more subservient and less visually detracting element, possibly with more of an interesting design, additional architectural elements or notes and not a pan flat roof and random fenestration.

Unfortunately the proposal for the new accommodation in place of the existing pool house looks to be a banal modern box. Additionally, I am not sure how this really quite large extension will sit comfortably against the modest timber frame coach house or within the setting. I note the material palette is envisaged to be *ashlar stone plinth* (lower wall section) *with rendered blockwork to match existing garage/appearance to match existing barn*. Photographs of the existing garage or existing barn that has so inspired this would be useful, as currently this concept is seen to be quite out of place when paired directly with the coach house. I also am very apprehensive of the use of render as

it is quite an unpleasant texture, weathers very poorly and creates a depreciated aesthetic. I am not confident the material palette, design, sizes and scales of the new accommodation portion are seen as sensitive or an enhancement to the coach house or the setting of Greenmoor.

Further elements not addressed in great detail are:

- Soft and hard Landscaping.
- Parking.
- Land levels.

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To conclude; as assessed, the coach house is a humble structure by way of its scales and design boasting an unusual footprint and orientation in the landscape. Through this, its historic and aesthetic association and harmony with Greenmoor remains. The proposal I believe does not enhance this or look to become subservient.

In terms of visual conflict there is seen to be such imposed and in terms of harm on heritage to Greenmoor and its coach house this equates to the higher end of less than substantial. The scheme looks to break up the site overall physically and visually, a concept I don't believe falls in line with conservation principles. As it stands I cannot provide full support from conservation and I would encourage revisions of the concept with more details as required above.

Regards,

Miss E Holland.
Principal Conservation Officer.