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**Conservation Response.**

Date: 14/08/2023.

File/Application ref: HPK/2023/0253.

Case Officer: Declan Cleary.

Proposal: 'Change of use and renovation, including replacement windows and removal of rear porch, to four self-contained apartments, (Class C3); demolition of outbuilding; erection of sauna and shower unit; installation of hot tub and landscaped seating areas, and widening of entrance driveway'.

Site Address: 28 Park Road, Buxton, Derbyshire, SK17 6SQ.

Dear Declan,

Objection.

The Heritage Statement is weak and goes into no assessment of the designated heritage asset the site is located within: The Park Conservation Area. It appears to only discuss the existing building. Consequently, I am not sure how it can be determined at 5.8 that there will be no impact imposed. I don't believe NPPF paragraphs 194 and 195 have been satisfied.

28 Park Road is set back from the road among grounds like many of its respective Victorian Villa counterparts, evidence of the conscious historic town planning from J Paxton. The street scene at front elevation is open, with a vernacular dry stone wall boundary and two surviving stone gate piers. This is met at the south-east portion of the site closest to the intersecting roads of Park Road and Heathfield gardens with a low Connifer hedge.

The site is a short way from, and lies close to the Pavilion Gardens RPG (Registered Park and Garden) on St Johns Road. This is due to no.28 being at the southern portion of the circular road layout of Park Road. This is not taken into consideration in the Heritage Statement.

The scheme sees what appears to be a minimal intervention at the building itself. It would be conducive to see a window schedule of the existing, to be able to determine what exactly will be like-for-like as is proposed. The existing is showing large two pane sash windows, though the vernacular of the large Buxton Villas is four pane sashes with respective 4 pane centre and side two pane units in the bays. Subsequently I am under the impression the current windows are not original. I would encourage the faithful reinstatement of original styles which would be seen as an enhancement. I will invite a condition to monitor joinery information, colour codes and the like.

The landscaping plan for the scheme shows a multitude of items out of character for the Conservation Area. As noted above, the frontage is quite open and exposed, and there is some intervisibility due to its location adjacent to the vista (or view through) from St John's Road. As such, I am not confident what appears to be an alteration in land levels is feasible. Though this is not demonstrated through sectional drawings. See drwg ref: *12-Pr Landscape Plan*, this shows an annotation of *seating area* lower and retaining walls within the grounds at principal elevation.

See the same drawing; other items of concern are what feels like the cramming in of outdoor showers, sauna, gas pizza oven, bike storage and car parking all within approximately 20 meters to the boundary. This seems quite adventurous and unnatural for the area, and I am not sure as to why when the change of use is for four contained apartments; that there is a provision of twelve parking spaces. Spaces 1-9 are directly in front of the principal elevation of the property, with further proliferation of hardscaping despite there being an extensive amount in the existing. The extensive provision of parking, hardscaping and its location appears to be quite enveloping of the site's natural and unassuming character.

Access along Heathfield Gardens hugs the east elevation of the site and the property, before continuing along behind to neighbours at Heathfield Gardens. I think perhaps outdoor showers and luxurious external elements are not best placed openly facing this public road.

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To conclude; what appears to be locating as much as physically possible behind the building does not justify 5.7 of the Heritage Statement that *the proposal has been designed to conserve the character of the site*. Whilst I have no issue in principle with a Change of Use, I am not confident the site's remaining character has been enhanced, and therefore neither has its place within the Conservation Area. I believe there is an opportunity to reinstate its original humble aesthetic, as it is at a prominent entry point on the southern part of Park Road.

Some of the external elements, and the amount of them are rather unnatural, and I would like to be able to understand the concept behind this.

I am not confident the scheme has been thoroughly explored and therefore justified. As such I cannot provide full support at this time and welcome revisions of the project.

Regards,

Miss E Holland.  
Principal Conservation Officer.