

Conservation Response.

Date: 30/08/2023.

File/Application ref: HPK/2023/0293.

Case Officer: Pet Twigg.

Proposal: 'Proposed construction of two off road vehicle parking spaces for 3 vehicles and 3 new pedestrian pavement crossovers'.

Site Address: 16B Broad Walk, Buxton, Derbyshire, SK17 6JR.

Dear Pet,

Objection. Recommended refusal.

The Heritage Statement is weak and goes into no exploration of setting, nor does it appear to consider the wider setting that concerns the neighbouring listed buildings. It also does not accurately analyse the listed building directly concerning the application at 16 Broad Walk, and appears to misunderstand the merits that warrant these buildings listing designations. Further to this, the Buxton Central Conservation Area designated heritage asset (not correctly identified) and its character is not taken into account at all.

I disagree that some portions of the building are deemed unimportant. This would not solely outweigh harm on the heritage assets. Despite this comment, the supporting information does not come to a conclusion on what level of harm may be imposed or how it is justified.

I do not believe that what feels like exacerbated modern intervention in immediate proximity to a listed building contributes to its setting, its neighbours, or the character of the Conservation Area. It should be noted that the rear of this particular villa on Broad Walk is afforded with interesting change in land levels, which have a direct relationship to the historic pattern and grain of these villas that so neatly mark these original road layouts. The position of no.16 within the landscape somewhat nestled in, with impressive surviving original features contributes to its character and historic interest; the rear forming part of this legibility. This appears to be one of the only villas left with this unusual relationship to the street scene. It is noted that other villas may see modern parking provision, however this is where the amount and scale is feasible in reflection of historic plot sizes and land levels. I am not confident the latter is seen in this case.

To conclude; there is seen to be harm imposed on the Buxton Central Conservation Area and on the listed buildings preventing full support from Conservation.

Regards,

Miss E Holland.
Principal Conservation Officer.