

Conservation Response.

Date: 13/09/2023.

File/Application ref: HPK/2023/0331.

Case Officer: James Stannard.

Proposal: 'Replacement of flat roof to garage with pitched roof. Proposed single storey rear extension. Introduction of flush windows and cleaning of existing stonework'.

Site Address: 33 The Front, Waterswallows Road, Fairfield, Buxton, Derbyshire, SK17 7EJ.

Dear James,

The Heritage Statement is weak and fails to note the proposal is between two listed buildings of which are not identified, and their setting is not acknowledged or assessed. The document describes only the modern buildings and that of which the proposal relates to.

Cherry Tree Farmhouse and Adjoining House. GII. List UID: 1257858 is immediately behind this proposal. Consequently setting is a direct concern and has not been noted at all in the Heritage Statement. This GII is a traditional farmhouse of the vernacular with long bays and rural character of the High Peak.

The proposal appears to create a confused dwelling with no concise frontage or rear. Meaning from a design standpoint the ratios are competing and not balanced, making for a visually obtrusive set of blocky squares within the setting of the GII.

The current dwelling is unassuming and relatively submissive within this portion of the Conservation Area. I am not sure enlarging the footprint to the proposed extent and the amount of render will harmonise successfully. Generic render weathers poorly and risks creating a depreciated look. I am not confident this will be an enhancement to this vicinity.

I cannot provide full support at this time with lack of sufficient information for the project. Further, as none of the heritage assets have been assessed appropriately as per NPPF paragraph 194, the scheme is at conflict with this wording and I believe there will be harm imposed.

Regards,

Miss E Holland.
Principal Conservation Officer.