

Conservation Response.

Date: 21/09/2023.

File/Application ref: HPK/2023/0315.

Case Officer: Pet Twigg.

Proposal: 'Construction of front porch entrance and conservation rooflight to rear'.

Site Address: 2 St James Street, Buxton, Derbyshire, SK17 6HR.

Dear Pet,

The St James Street vernacular terraces date from circa 1882 according to Historic OS Maps. The street is close knit with dwellings lining the single track lane, and sitting within close proximity to one another.

Some modern intervention is seen though the character of this portion of the Conservation Area remains well read. The buildings sit back a short way from the lane among the survived plots, with some if not most original stone boundary treatment seen. This deliberate layout and uniform dwellings contribute to this vicinity's character.

The proposal sees a front porch at principal elevation with skylight to the roof. I am concerned that the location of the porch does not harmonise with no.2 as it appears to be sat uncomfortably against a wide undercroft access to the rear. Further to this, the immediate neighbour to the right when looking at front elevation also has a porch at principal elevation with window to the side, making for the two to sit very close to one another and completely enveloping the ground floor window of no.2.

These porches are non-traditional elements, and therefore I am concerned an accumulation of these additional boxy porches would render the character of this vicinity to become disjointed. The current conditions in comparison are quite neutral with a low amount of modern additions, this makes for low visual obtrusion and low visual conflict.

With regard to the scale and design, I am not confident this scheme sits comfortably and I believe skylights in the porch at principal elevation are quite an alien feature. I do not believe the proposal will be of no impact to the setting of the Conservation Area, as it appears as assessed above to begin to compete and cause exacerbated visual obtrusion. In terms of harm on heritage this would equate to less than substantial.

Regards,

Miss E Holland.
Principal Conservation Officer.