

Conservation Response.

Date: 21/09/2023.

File/Application ref: HPK/2023/0334.

Case Officer: Rebecca Bowers.

Proposal: 'Single storey side extension housing kitchen, WC and new entrance lobby'.

Site Address: 17 Robertson Road, Buxton, Derbyshire, SK17 9DY.

Dear Rebecca,

Objection. Recommended refusal.

17 Robertson Road is a tall and impressive vernacular dwelling, with well survived traditional features contributing to the surviving and legible identity of Buxton. It's place and character within the setting of the Conservation Area denotes the town's development and historic social standing. It forms part of an integral part of the town, and part of the deliberate town planning layout. The property is located a short way south of the Pavilion Gardens RPG. There are no listed buildings within the immediate vicinity, however Buxton's large amount of and widespread Villas and townhouses are well survived and therefore of historic significance.

The scheme looks to create an additional structure to accommodate downstairs W/C with kitchen and dining arrangement with access to the rear garden. However I am not confident in the overall design of the proposal.

It appears to create a stone walled box with a pitch roof that is glazed at either gable. It is said that traditional architectural features have been noted however I cannot see this is done cohesively by simply using the same roof pitch as the principal dwelling. The extension appears very strange and blind against the three storey Villa, with one end of the roof eaves not meeting the wall (see *drwg ref: 022-P02b_S3_Proposed Elevations*) of the extension or having any cohesion to the principal building.

The material palette looks to visually split the front elevation of the new structure vertically? By having one portion quarry faced stone, and the other remaining quarter ashlar stone. I am concerned this will make the new addition more obvious and not in harmony with the main building.

The gap of the plots between no.17 and its respective neighbour is quite a lot more exposed than described, subsequently I am not confident this new structure will sit comfortably in its current design or scale. Due to the historic street layout, the Villas are set back among their gardens thus creating a sense of approach and this almost highlights their impressive scales. This is seen in particular on the approach toward the property from the north.

I acknowledge it is said the new addition may be deemed honestly contemporary, however unfortunately I do not believe it contributes to the setting of the area or character of the building. It appears awkward and has little to enable it to sit quietly in this location.

To conclude; I am not confident the scheme sits successfully against the principal property by way of its design and believe there will be substantial visual conflict as a result of this. In terms of harm on heritage this indeed equates to harm imposed and therefore I cannot provide support at this time.

Regards,

Miss E Holland.
Principal Conservation Officer.