

HERITAGE STATEMENT

Rear Dormer above garage to form additional
bedroom with en-suite facilities at 1A Holker
Road, Buxton SK17 6QN.

MPD Built
Environment
Consultants Ltd

The property in question sits within the Hardwick Conservation area of Buxton and it is identified as a neutral building. It was formerly a bakery and was converted into a dwelling in the mid-1990's with the later addition of a garage to its side a few years later.

Most of the properties that form this conservation area are traditional stone-built dwellings and prominent in character elevated up from Holker Road as it drops down to Spring Gardens. Later post war dwellings also sit to the Kedleston Road estate and although not of any particular character of note they also sit within this conservation area.

Holker Road follows an almost straight route from Hardwick Square down to Spring Gardens. By contrast, most of the other streets in the Hardwick area accommodated the steep changes in level with subtle changes of direction in the roads and changes in the direction and layout of the house plots. The land falls away steeply down to Spring Gardens. The buildings are striking for their prominence, particularly when viewed from Spring Gardens, where they sweep up the curve of the hill and are a picturesque group, with the landmark tower of Trinity Church rising behind them. On the west side of the road, the houses are set up high above the road and drop down the hill in pairs. To the east, a large stone outcrop defines the edge of the road, and above and beyond this sit the later post-war housing development of Kedleston Road and Curzon Road, which are only just visible from Holker Road. Houses are mainly detached or semidetached (there is only one terrace) which sits in front of the subject property. The gaps between the houses, the gradient of the hill, the gable frontages and the stepped boundary walls that

The application relates to the addition of a rear dormer to the dwelling to form an additional bedroom with en-suite facilities. The dormer sits at the rear of the later garage addition and is not visible from any public vantage point. The dormer is a minor addition and is considered to be neutral in terms of its impact on the conservation area. It is not considered that it will result in any harm to the wider conservation area and its context is relative to the host dwelling which is of course more modern in appearance and material use than the main dwellings to Holker Road. With this in mind, materials are to match the main property. The dormer itself follows the line of the rear of the dwelling and thus has no over bearing impact on the main dwelling or its general elevational appearance and is materially and contextually respectful of same.