

**HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED ALTERATIONS TO THE FRONT OF
LUCKY HOUSE TAKEAWAY, 1 DALE ROAD, BUXTON, SK17 6LN**

Introduction

1). This heritage, design and access statement has been prepared in support of an application for permission to replace the existing window units on the front of the property. The building is not a listed property, but lies on the edge of the Buxton Central conservation area as shown in Figure 1 in the Appendix.

2). Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works have driven the length of this document.

Heritage

3). Historical Context

A review of documented histories reveals little in the way of historical significance pertaining to the property and searches using the Heritage Gate and PastScape websites provided no further information about the property.

4) Aesthetic & Communal Context

The front face of the property contributes to part of the street scene on Dale Road. The property shares many common features with the other properties on the street in terms of materials used in construction for walls and roofing. With regards to windows however, the picture becomes more varied. Some properties along the street use timber windows, whilst many others have already switched to PVC as can be seen in Figure 2 in the Appendix. For the property in question, the 1st and 2nd floor windows are all made of PVC, with only the ground floor windows being comprised of painted timber as shown in Figure 3. The property directly to the west, 55 High Street, was recently converted into a modern styled restaurant as seen in Figure 4, and presents an aesthetic that stands out significantly from the rest of the street. The proposed changes to 1 Dale Road will blend well with the aesthetic presented by 55 High Street, as well as that of the street scene along Dale Road.

The Property

5) History & Development

The property is believed to have been built in the late 19th century/early 20th century and has undergone multiple modifications since then. As previously stated, the 1st and 2nd floor windows are now made from PVC and present a contrasting look with the ground floor windows which are made from timber. The timing of this modification is unknown, as the property had already undergone these changes by the time its current owner purchased it in 2005.

The front of the property has been converted to suit the property's current purpose as a takeaway, which likely occurred in the late 20th century when the property was held by its previous owner. This includes the signage, doors and windows which currently consist of blue painted timber.

Aside from the aforementioned changes the external features of the front face of the property likely remain unchanged from their inception. 9 front facing windows, of which 7 are made from PVC and the last 2 are proposed to also be converted to PVC. The materials used to construct the walls and roof have remained unchanged and will not be affected by the proposed changes.

Internally the living areas of the property have changed slowly over time through modifications and repairs, leaving little to nothing of heritage interest within. The ground floor has long since been converted to a kitchen and associated working spaces for operating a takeaway which similarly removes any heritage interest from the property. The more modern aesthetic of the interior of the property now clashes with the older timber windows that remain, though these themselves are not likely remnants from the original property.

Assessment of Heritage Significance

6) Whilst the property does lie within a conservation zone, it only does so at the very periphery and boasts little heritage significance, all of which can primarily be attributed to the materials used in the construction of the walls and roofing of the property. Aside from which there is little of the property that contributes any historical impact.

Design Proposals

7) The aim of the proposed work is to replace the existing timber windows on the front face of the property with PVC windows, as well as the front door of the property. All proposed changes are done with the intention of enhancing the aesthetics of the building.

The new windows are to be double glazed, and the frames are to be white PVC in keeping with the aesthetic of the rest of the building, and that of the street scene on Dale Road. The installation is to be carried out by New Life Windows MCR.

The objective of the proposed changes are to further develop the property, as well as enhancing the appearance and reducing the visual dissonance between the ground floor windows and the upper floor windows. The changes should also improve the thermal insulation capability of the property, thereby reducing its carbon footprint.

8) Amount

The proposal is for the replacement of two ground floor windows as well as the front door of the property.

9) Layout

There is no change to the layout of the site.

10) Scale

The proposed window changes will fit within the existing openings.

11) Landscaping

There will be no changes to the landscaping of the property.

12) Appearance

The proposed changes seek to bring the property more in-line with the rest of the street scene, as well as with itself. The proposed colours of the window frames will assist in achieving this.

13) Access

There will be no alterations to the accessibility of the property.

Appendix

Figure 1 – Location of 1 Dale Road within the Buxton Central Conservation area. The green circle denotes the property

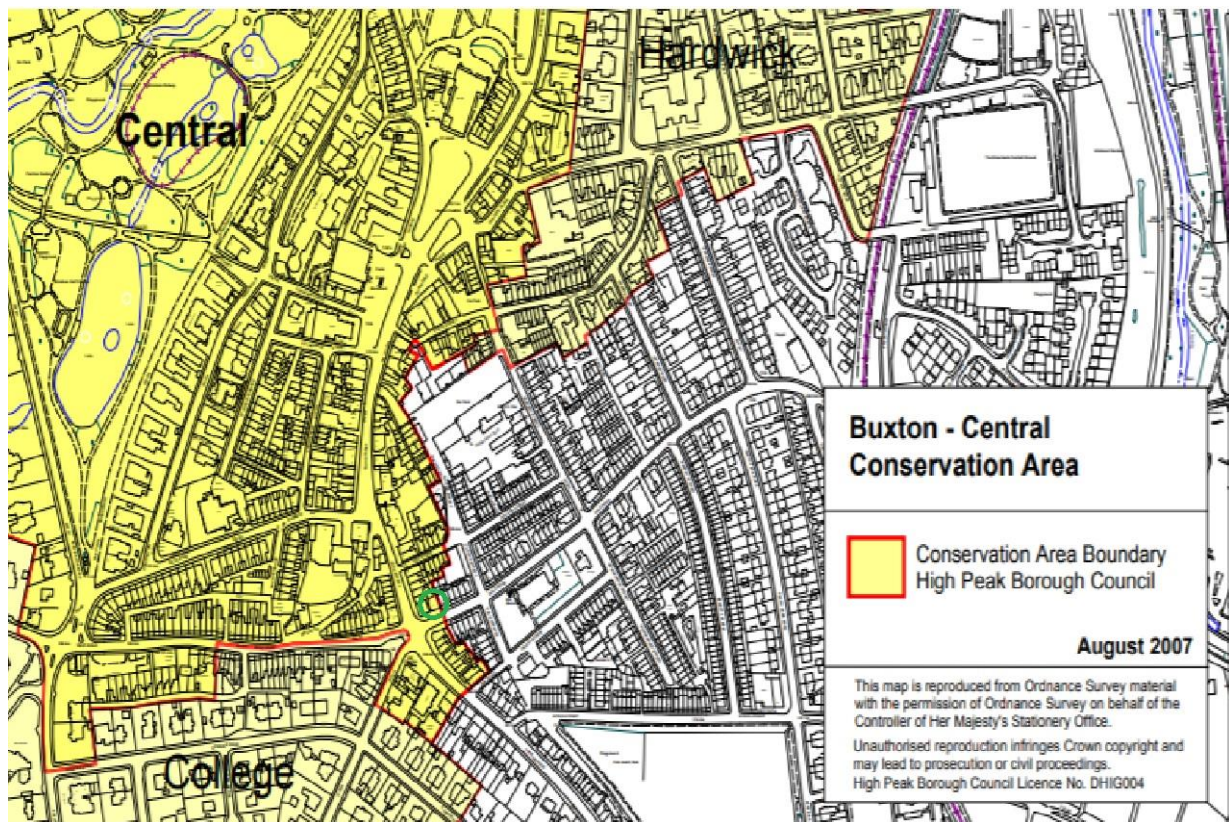


Figure 2 Photos of the street scene on Dale Road



Figure 3 – Photo of 1 Dale Road prior to the proposed work



Figure 4 – 55 High Street and its more modern aesthetic

