



7 Park Road
Buxton
High Peak
SK17 6SG

Introduction

The application site is located in The Parks neighbourhood within the Buxton conservation and consists of a Victorian three storey semi-detached dwelling with front and rear garden amenity spaces.

The neighbouring dwelling located to the west is set back from the front line of the application property and the two overlap the site boundary line on the rear elevation.

To the east side of the property is a detached garage which does not fall within the application site as the garage and the land in front of it is owned by adjoining neighbour.

The original dwelling has been added to previously with a Upvc lean-to conservatory to the rear and timber decking leading to the rear garden at a lower level.

Existing Condition of Historical Asset

The property has been vacant for approximately two years and its condition has deteriorated as a result.

The interior requires a full refurbishment including new heating, electrical system and bathrooms and kitchen installations. As a result the applicant is currently in rented accommodation while these works are undertaken.

The external fabric has also suffered from a lack of upkeep and reaching the end of its lifespan in many cases. A full conditions survey has been undertaken to understand the scope of the works required and these form the basis of this application.

Proposals

Replacement windows –

Over the years many of the original windows have been replaced with a mixture of timber sash and timber mock sash casement windows some of which are double glazed and some are single glazed with secondary glazing added to the inside.

As these have been changed at different times there is no pattern to the current styles located around the building.

In line with the recommendations of building condition survey the proposal is to replace the windows throughout the property.

By installing units which meet the latest regulations for heat loss and energy efficiency as well providing good airtightness and ventilation to the internal environment will enhance the buildings fabric.

Painted timber mock sash casement double glazed windows will return the openings to their traditional style throughout and improve the current aged appearance of the property.

All existing historic details such as stone cills, lintels and window surrounds will be kept as original.

Proposals (cont..)

Roof–

The existing roof is a mansard style with slate tiled hipped sides and a lead covered flat roof top. The front and rear elevations have dormer built into the hipped faces and the north and west elevations also have rooflights installed.

Due to the age of the roof, the various junctions as well as the lead material to the flat top have started to fail and have been causing water to penetrate inside the top floor of the property.

While various patch repairs have happened in the past, the proposal is to strip the entire roof covering and replace it with new materials, ensuring that the timber supports are in good condition and the roof is sustainable for the foreseeable future.

The hipped areas will utilise the exiting stale tiles where they are in a condition to be re-used and

be reclaimed slate tiles will be mixed in to make up the quality required.

The flat top of the roof will be covered with a lead coloured single play membrane covering which will give a better better performance, allowing for insulation to be added to the roof structure and ensure the longevity of the completed roofing works. A single play membrane will allow for more robust junction details to protect the property from future damage of water ingress.

The two existing rooflights have been installed for many years and are now in a poor condition. While the roof is being covered the proposals include for repacking these with a low profile conservation rooflight manufactured by The Rooflight Company while also introducing additional rooflights into the south and east elevations to improve the natural lighting into the top floor of the property.

Proposals (cont..)

Rear extension-

The Upvc lean-to conservatory will be replaced with a purpose built timber framed and glazed orangery sitting on a stone masonry low level base wall matching the existing external walls of the property. Incorporating typical Victorian details to the windows and cornice the extension will be a period addition to the property providing a high quality replacement for the current conservatory.

French doors will lead out to the rear garden onto a new stone patio replacing the existing timber decking providing a better quality amenity space.

Frontage-

Further poor quality materials are present around the front of the property with broken tarmac pathways and untidy hedge lines to the front boundary. As well as eating up the foliage, a new resin bound aggregate path will be installed from the back of the footpath to the front door and across the front of the property.