

Heritage Statement

Proposed Rear Extension – 42 St Peter's Road, Buxton SK17 7DX.

Introduction

This statement has been prepared to support the submission for planning consent to demolish an existing glazed porch area and bay window to the rear elevation of 42 St Peter's Road, Buxton and to create a single storey sunroom in it's place.

Existing Site and Building

Whilst the dwelling itself is not listed, the application site sits within the Fairfield Conservation Area of Buxton, in close proximity to the Grade II listed St. Peter's Church. As such it is important to assess the impact of the proposal could have on an area in terms of heritage and conservation.

St. Peter's Road demonstrates a mixture of architectural styles, mainly early 20th builds with a palette of materials including natural stone and more the northern properties featuring rendered facades.

To the rear of many properties, extensions and outbuildings have been added in more recent times, many of which appear to comprise reconstituted stonework facades or again, the use of rendered block. On the application site an existing rear porch has been added to the building, constructed in reconstituted stone, with wrap-around uPVC glazing and a polycarbonate roof. It is felt that this doesn't compliment the building's historical character or setting, and more appropriate materials could have been selected to remain sympathetic to the buildings age and location. It is anticipated that the proposal within this application will help in addressing such issues.

This statement is intended to document the considerations given to the proposed alterations and methods of construction to ensure the protection of the heritage of the building.



The current rear porch is not considered to be in keeping with the vernacular of the local conservation area

The Proposal

The palette of materials chosen for the proposed extension are intended to more closely replicate the natural coursed stone construction of the main house than the current rear porch does. Scale of the extension has been factored into the aesthetical design considerations, in that the rear of the building overlooks a valley, and so internal steps down into the room have been introduced to help reduce the overall height of the building. The massing is further broken up in elevation with the use of low-level gritstone plinths forming external planters around the base of the extension; gritstone being prominent within the area on many houses for such details.

The pitched roof lean-to design is proposed to be clad in tiles to match the colour and profile of the existing house, with the introduction of low-profile conservation style roof lights.

Rear windows are designed with emphases on the vertical aesthetic, which is considered to be more appropriate for buildings of this age, again with gritstone lintels and sills.

All of the proposed works are to the rear of the site, and whilst all of the above design features have been introduced in an effort to maintain the character and aesthetic of the building, the extension would not be visible from St. Peter's Road itself, or the site of the Grade II listed church. It is therefore anticipated that the development would offer a very modest single storey extension to the dwelling, in place of the outdated rear porch, without having any detrimental effect on the surrounding Conservation Area or St. Peter's Church



The proposed rear extension will not be visible from the front-of-house or St. Peter's Church