

Heritage Statement in support of planning application number PP-11875798

11A, Scarsdale Place, Buxton, Derbyshire SK17 6EF

Proposed changes:

- 1 Replace the two front windows of first floor flat.

Location

Buxton is an affluent and attractive Roman spa town located on the edge of the Peak District in Derbyshire.

SK17 6EF is a mixed residential and non-residential postcode in Buxton Derbyshire. It was first introduced in January 1980.

Residential buildings in this area were typically constructed between 1900 and 1929.

History

Scarsdale Place, Buxton SK17 6EF.

Buxton is a spa town in the Borough of High Peak, Derbyshire, England. It is England's highest market town, sited at some 1,000 feet (300 m) above sea level. It lies close to Cheshire in the west and Staffordshire to the south, on the edge of the Peak District National Park. In 1974, the municipal borough merged with other nearby boroughs, including Glossop, to form the local government district and borough of *High Peak*.

Built on the River Wye, and overlooked by Axe Edge Moor, Buxton became a spa town for its geo-thermal spring, which gushes at a steady 28 °C.

The town population was 22,115 at the 2011 Census.

Background

The Higher Buxton Conservation area, in which Scarsdale Place falls into, was originally designated by High Peak Borough Council in November 1968 as character area 2 and extended in March 2007.

Property

Two-bedroom leasehold flat, original build date unknown but was last sold in 2009.

There are a total of 4 rooms in the property including 2 bedrooms and 2 reception rooms.

It is recognised that although 11a, Scarsdale Place is not a listed building, it nevertheless sits within a conservation area.

Overriding goal of the proposed works

Preserve the character of 11a, Scarsdale Place, both the property and the general conservation area of Higher and Central Buxton.

(The existing window frames have become weatherworn and with a certain amount of rot set in).

Preserve the character of the property while enhancing its fitness for purpose in the 21st century by improving heat insulation and the cosmetics looks of the building in general.

Use traditional materials: Ideally wood with colour to match existing finish.

With these last two notes, i.e. the position of the proposed changes and the use of matching external materials, we propose that the impact on the asset and it's heritage setting would be greatly minimised.

Achieve this by

Using the design and the material of the replacement windows to match the existing windows.

Enhancing the usefulness of this building by not adding a frivolous addition but as stated above, by replacing existing rotten window frames with matching design new window frames in the same material and colour as the originals.

Preserving the existing structure.

Completion of the proposed replacement windows will create a much-improved look to the building plus greatly improve the probability of stopping any damp ingress.

Heritage statement submitted on behalf of the applicant, Henry Newman, by Keenan Project Design Ltd.

Date:- 07/02/2023