



Planning and Heritage Statement

Replacement Windows

at

41 Buxton Road Chinley

SK23 0DJ



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Office at: 1 Market Street Buxton, Derbyshire SK17 6JY

Tel: 01298 72860

Website: www.jonathanvdavies.co.uk

Email: jonathanvdavies@hotmail.co.uk



Introduction

This Planning and Heritage Statement has been written to comply with The National Planning Policy Framework (NPPF).

A Conservation Area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Council is obliged by section 71 of the Act to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas.

41 Buxton Road is situated in the Chinley and Whitehough Conservation Area, the building is not listed. The property is set back from the street and is faced in coursed gritstone with a pitched roof covered with clay tiles. Windows are a mixture of leaded and stained glass timber framed double and single glazed.

Proposal

To replace existing single glazed windows with like for like double glazed timber framed units. Any original stained glass will be preserved and encapsulated.

To construct a porch on the front elevation enclosing existing open porch area using reclaimed coursed gritstone to match the existing house. Windows and door will be of timber in keeping with the rest of the house. Windows will have stained and leaded glass to match existing.

Rationale

The purpose of the proposed development is to improve the thermal performance of the house which at present is cold and draughty and thermally inefficient.

Many of the properties along the street have enclosed the open porch area.

Materials and design will match existing and remain in keeping with the house.

Conclusion

The proposal will not cause harm to the Conservation Area.