



Heritage, Design & Access Statement in support of planning application - 11 St. James Street, Buxton, Derbyshire, SK17 6HR

1.0 Introduction

1.1

This Heritage, Design and Access Statement has been prepared in support of a full planning application seeking permission for the replacement of two no. existing single glazed timber windows and a timber door, with double-glazed UPVC mock sash windows and composite door at 11 St. James Street, Buxton, Derbyshire

1.2

The property is a stone built, two-storey terraced dwelling. It is located within a predominantly residential area within the Central Buxton Conservation Area and is also covered by the Central Buxton Article 4 Direction. The dwellings on St. James Street currently feature windows of various styles and materials including sash, mock sash, '1980s' style, timber, painted and unpainted and upvc. The doors on St. James Street are a mix of single glazed timber, double glazed UPVC and composite, all in different colours.



South-West elevation of St. James Street

North East elevation of St. James Street



2.0 Proposal

2.1

The application is for the replacement of the existing timber front door and two no. existing double glazed timber windows to the ground and first floor of the front elevation, and the installation of double glazed UPVC mock sash windows and composite door. The windows in the property are non-original timber framed with slim double glazed units. The front elevation of the property is North East facing and the old windows provide little thermal efficiency.



2.2

Planning permission is required for the replacement windows as the property is located within the Central Buxton Conservation Area which has an Article 4 Direction where permitted development rights have been removed.

2.3

The replacement windows will replicate the existing timber windows to preserve the character of the area and improve the aesthetics and thermal performance of the windows and door. The new windows will be a UPVC ovolo sculpted profile, finished in white with mock sash horns.



3.0 Assessment of Proposals

3.1

The application property is located within the Buxton Central Conservation Area and is also subject to the Buxton Central Article 4 Direction.

3.2

The proposal to use a UPVC mock sash window will maintain the closest appearance to that already installed and will replicate the installation of similar windows in the local area. The replacement windows and doors will enhance the thermal performance and living conditions of the property for the benefit of its occupants and would raise no amenity issues for neighbouring residents.

3.3

The replacement windows are sensitive to the character of the building, and would preserve the heritage, character and appearance of the Conservation Area and would not impact on the Article 4 Direction.