

A.J.S ARCHITECTURE



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CONSTRUCTION OF FRONT PORCH AT 2 ST JAMES STREET, BUXTON

HERITAGE STATEMENT

The property in question sits within the central conservation area in Buxton in the Market Place area within the traditional group of gritstone dwellings that sit thereto. St James Terrace mainly forms a group of small stone cottages with stone flag courtyard spaces to the front and back. The properties have traditional gritstone road frontages with well proportioned windows and blue/grey slate roof coverings. Several of the properties have also had small loft conversion over the years without major roof changes by utilizing small conservation rooflights to rear elevations, as is the case with this property.

As has been the case with several of the properties over the years, including the two attached neighbours to this property, the application seeks to introduce a small stone-built porch to the front elevation to allow for a small increase in circulation space/boot room as you enter the property from the frontage.

The porch will be very similar to the one to the neighbour at no.3 with traditional coursed gritstone to match existing, a well-proportioned central front door with a small conservation rooflight to the lean-to blue/grey slate roof and a small window to the side. As this particular property has a flying freehold bedroom over the alley at ground floor it will also sit well-proportioned within the centre of the dwelling. A small stone flag courtyard will also remain to the front, and the side of the porch so that it doesn't encroach too much on the amenity space thereto.

The proposed sits comfortably within the existing row of cottages and is very similar to previous stone porches approved to this group and thus has no negative impact to either the street scape or conservation area in general.

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