

Heritage Statement - 39 Park Road, Buxton

A Heritage Statement is supplied as the application site falls within the Buxton Park Conservation Area.

The Buxton Conservation Areas Appraisal document (2008) identifies the main characteristics of the Buxton Park Conservation Area as:

- large detached & semi-detached villas set within large mature gardens;
- soft planted boundaries;
- level lawns surrounded by planted shrubberies and houses raised up on building platforms;
- short and gradually unfolding views, contained by the tree cover alongside the roads and the curve of the street;
- expansive panoramic views from the central oval; and
- glimpses of important historic buildings.

More modern houses, detached and semi-detached, have been built amongst the original villas.

39 Park Road was built in the 1930s on a plot of land that was separated from a large villa on St John's Road that is now the Pavilion Care Home. Before its separation, this plot of land had been part of the St John's Road villa's rear garden.

39 Park Road was built as a stone fronted three bedroom house with a pitched roof covered with blue slate. The windows to the front elevation have stone lintels and mullions with relatively recent casement windows having leaded double glazed units in powder coated aluminium frames in what are probably the original timber frames. The front porch and a small side window are believed to retain the original Crittall type glazing.

39 Park Road is situated opposite a pair of relatively modern semi-detached houses and a detached house built in the same period as these semi-detached houses. There are no houses similar to Number 39 on Park Road.

The side elevations of 39 Park Road are finished with gritstone. Single casement windows have stone lintels matching the design to the front of the house. The rear elevation of the house is faced with gritstone up to the ground floor windowsills with pebble dash above. Casement windows and a French door to the garden are set in wooden frames with wooden sills in the rear facade.

At some time all the glazing, with the exception of the front porch and side window, was replaced with double glazed units set in white powder coated aluminium frames. An overlay of lead strips in a rectangular pattern was added to simulate leaded light windows.

In 2009 planning permission was granted for an extension to one side of the house, that matched the original building, and for a detached double garage to the other

side. Window design and materials are the same as those in the original part of the house.

The timber window frames on the south-facing rear elevation, now need significant maintenance or replacement. The double-glazed unit inserts are below modern specifications for thermal efficiency and many double glazed units in the rear south facing elevation have failed. Despite the wooden frames having been painted by a well qualified and recommended tradesman, paint has peeled from all the rear south facing window frames. It is believed that they peeling paint and failed double glazed units are due to exposure to sunlight and prevailing weather conditions and resultant degradation of timber window frames. Therefore, replacement windows with white 'heritage' specification UPVC frames is proposed for the rear facade. For consistency, the same replacement windows are proposed for the rest of the house.

The application proposal includes modest physical works:

- an array of solar panels mounted on the rear roof. This installation will not be visible from Park Road. It will be hidden from view on St Johns Road by the Pavilion Care Home building;
- replacement window frames to the back elevation (faced in stone and pebble-dash render and not visible from Park Road) with frames designed to replicate current features except for the current lead overlays;
- replacement window frames to front and side elevations (which are visible from Park Road) with frames to match those on the rear facade.

The modest nature of the proposed works are not so extensive as to undermine any of these main identified characteristics of the Buxton Park Conservation Area.

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6 September 2023