



HERITAGE STATEMENT

10b St James Terrace, Buxton, SK17 6HS

September 2023

ANALYSIS OF SITE & SURROUNDINGS

1. Introduction: This heritage statement accompanies the planning application for the replacement of original timber windows to a lower ground floor flat at 10b St James Terrace. The property is located within the Higher Buxton Conservation Area. The proposed changes have been carefully considered in light of the historical significance and architectural integrity of the conservation area.
2. Significance of the Conservation Area: Higher Buxton is a designated conservation area owing to its exceptional architectural and historic importance. The area is characterized by its unique blend of traditional vernacular architecture, including the extensive use of local materials such as stone, brick and stucco.
3. Justification for Change: The decision to replace the original timber windows with uPVC casements has been guided by several crucial factors. These factors include the need for improved thermal efficiency, reduced maintenance requirements, and enhanced security. The proposed uPVC casements are designed to closely resemble the existing timber windows, thereby ensuring minimal visual impact and preserving the overall architectural harmony of the property within its historical context.
4. Mitigation Measures: To mitigate any potential adverse impact resulting from the proposed change, careful attention has been given to ensuring that the design, dimensions, and profile of the new uPVC casements align with the existing window aesthetics. Additionally, efforts have been made to select a colour and finish that closely mimic the appearance of the original casements, maintaining the visual coherence of the property within the conservation area.

Conclusion: It is proposed that the replacement of the original timber windows with carefully designed

uPVC casements will not compromise the heritage significance and unique character of the Higher Buxton Conservation Area. The proposed changes have been approached with utmost sensitivity to preserve the architectural integrity and historic fabric of the area, in compliance with the guidelines outlined by the local conservation authority. The windows will not be prominent within the local area and will not impact on the setting or character of the conservation area. This ensures that there will be no harm to the property or the setting of the existing properties and subsequently no harm to the character and appearance of the Local Area as a whole.

No harm in heritage terms means preservation and as such the character and appearance of the local buildings and conservation area will be preserved.