

HERITAGE STATEMENT

Introduction: This Heritage Statement has been prepared to accompany the planning application for a replacement conservatory at the rear of 31 St Johns Road, Buxton.

The property is located within the 'Buxton – The Park Conservation Area', which is also subject to an Article 4 Direction.

Buxton Conservation Area, Character Area 4, Character Appraisal, classifies the property as a 'neutral building'.

There are no protected trees within the curtilage of the site.

Background: It is understood that the property was built between 1976 and 1978. It is a 'split level' design and construction on a site which slopes from the main road at the front, St Johns Road (the A53) to Serpentine Walk, a Registered Historic Park, at the rear boundary of the site. This 4/5 bedroom detached house was built with sandstone walls and concrete Hardrow roof tiles. The front of the property, in addition to a double garage provides access to, in effect the middle floor of the house, comprising the entrance porch and entrance hall and one bedroom, with the majority of the habitable rooms being located on the two distinct floors at the rear, clearly designed to take advantage of the south facing aspect. The lounge, dining room, kitchen, and a toilet are located on the first floor with all further bedrooms, bathrooms and family room located on the ground floor.

Number 29 to the east, is a much larger detached house built in the late 19th century. Number 33 to the west is a modern 5 bedroom detached house built approximately 6 years ago, (together with No 33a).

Proposal: The proposal is to erect a replacement conservatory located at the rear of the property. It is accessed through the family room, separated by double sliding UPVC doors for extra security and to provide added comfort. The applicants purchased the property in mid September 2023 and were aware that the existing conservatory is not fit for purpose. It does not provide

adequate security to the rear of the house (doors and windows are faulty), a number of sealed units are also defective (condensation has formed between the panes) and part of the ceiling has dropped. It is not known when the conservatory was constructed, however, by its current condition and appearance it is considered this it was erected a considerable number of years ago.

The proposal is to remove the existing conservatory and replace it with another built on the same footprint, with virtually the same dimensions and design. The colour proposed for the new conservatory is Anthracite Grey, (reference RAL7016) - please see Page 2 of the accompanying plans etc. This is a similar colour to that which has been used for all the windows etc. in Numbers 33 and 33a). The existing (and proposed) conservatory is built on a slightly raised platform, (approximately 18cm higher than the surrounding main path/patio). The shape and dimensions of the raised platform define the shape and dimensions of the conservatory, which would be virtually the same as that existing, (i.e. externally 3.68m x 4.2m).

As can be seen from the photographs attached to Page 1, the house (and conservatory), are on a slightly higher level than the rear garden. The house is approximately 22 metres from the rear boundary with Serpentine Walk and approximately 60 metres from the formal tarmaced path running through Serpentine Walk. An element of screening exists between the property and Serpentine Walk. This is provided by a variety of mature trees and shrubs located either within the park itself along or close to the rear boundary of the property, or within the curtilage of the property itself.

There are also some well established trees which lie within the curtilage of the application site which provide screening from No 29 (at the eastern side of the house) and the existing/proposed conservatory.

Conclusion: It is considered that due to the very poor and insecure condition of the existing conservatory, its replacement would not only improve the security and comfort of the occupiers but would also enhance the overall appearance of the rear of the property in its setting, and would not detract nor adversely impact on the character of the Conservation Area or the Historic Park.