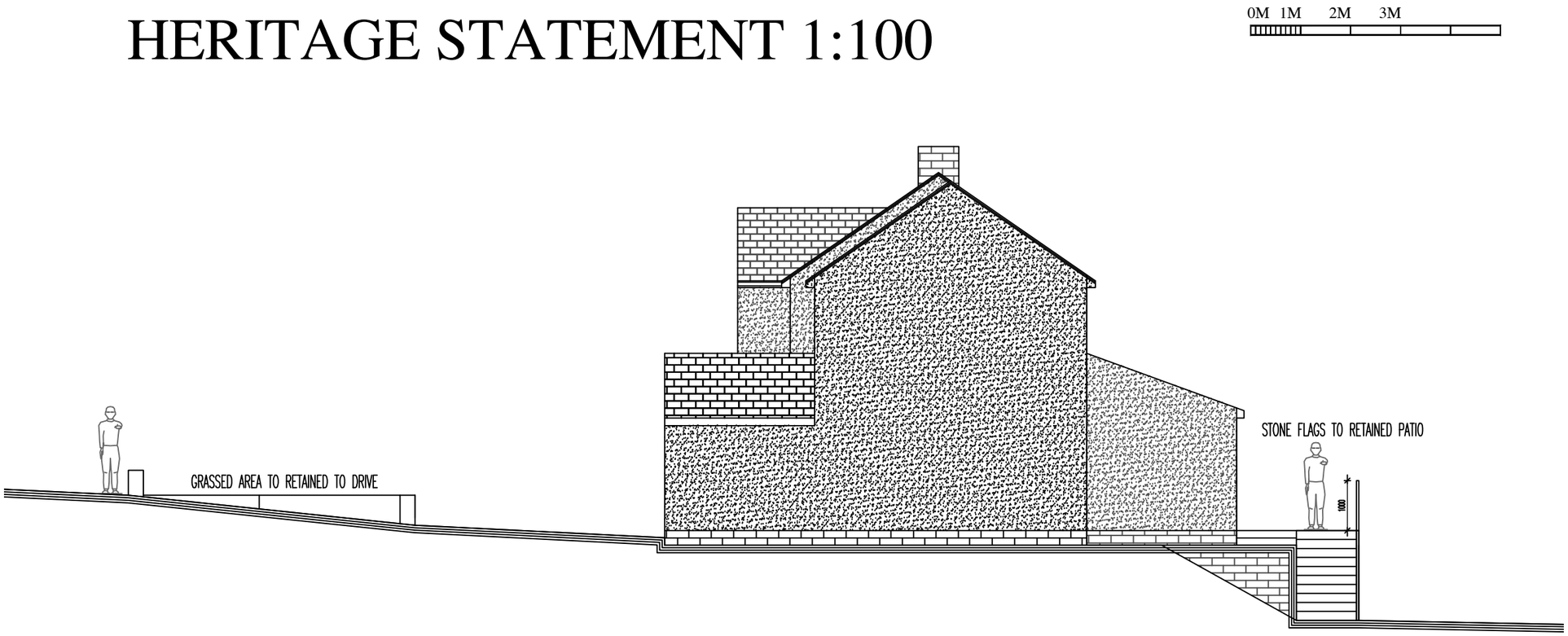
HERITAGE STATEMENT 1:100



THE WORKS RELATE TO THE COMPLETE REFURBISHMENT AND EXTENSION OF THE EXISTING DWELLING – THE PROPERTY REQUIRES SIGNIFICANT WORK AND WAS GUTTED TO A BARE SHELL SOME TIME AGO. THE DWELLING ITSELF WAS BUILT IN THE 60'S AND IS OF LIMITED CHARACTER DESPITE THE FACT IT SITS WITHIN THE CONSERVATION AREA OF ST PETERS ROAD. THE HOUSE SITS IN A GROUP OF 3 DETACHED AT THE END OF ST PETERS ROAD THAT WERE BUILT ROUGHLY 60 YEARS AGO THAT DO NOT FOLLOW THE STRONG ARCHITECTURAL CHARACTER OF THE MORE TRADITIONAL PROPERTIES ON THE ROAD.

EXTERNALLY THE PROPERTY STILL RETAINS THE EXISTING POOR QUALITY RECON ELEVATIONS AND CONCRETE TILED ROOF COVERINGS WITH WHITE PLASTIC WINDOWS OF VARYING CASEMENT STYLES. THE PROPERTIES EITHER SIDE, OVER THE YEARS, HAVE SINCE BEEN RENDERED.

THE PROPOSAL ALLOWS FOR EXTENSION WORKS TO THE SIDE AND REAR TO MEAN THE PROPERTY CAN FUNCTION AS A GOOD FOUR BEDROOM DWELLING WHILST PROVIDING AN INTEGRATED GARAGE THAT CAN ACCOMMODATE A CAR WITH A REVISED FRONTAGE DRIVE TO PROVIDE PARKING FOR UPTO 4 VEHICLES BUT STILL RETAINING THE STONE FRONT BOUNDARY WALL AND THE TREE/S TO THE FRONT LAWNED GARDEN. TO THE REAR THE EXTENSION WILL OPEN THE PROPERTY TO THE SUBSTANTIAL REAR GARDEN VIA A RETAINED STEPPED PATIO THAT WILL RETAIN PLANTED BANKING EITHER SIDE TO THE BOUNDARIES.

IN TERMS OF EXTERNAL MATERIALS. THE PROPERTY IS TO BE SCRATCH COATED TO TAKE AN EXTERNAL RENDER IN STONE / CHAMPAGNE COLOUR SO THAT IT SITS MORE COMFORTABLY WITH THE DWELLINGS EITHER SIDE WHILST THE PROJECTION TO THE GARAGE (WHICH SITS WELL BACK AGAINST THE SAME STRUCTURE TO THE NEIGHBOUR) WILL BE FINISHED IN COURSED GRITSTONE TO MATCH NEW GRITSTONE HEADS AND CILLS WHICH AS A MATERIAL WILL PROVIDE A NOD TO THE ORIGINAL DWELLINGS FURTHER DOWN THE ROAD AND ACT AS A COMFORTABLE CONTRAST TO THE RENDER. ROOF COVERINGS ARE ALSO TO BE REMOVED AND REPLACED WITH A FAR MORE TRADITIONAL MARLEY PLAIN CLAY TILE IN KEEPING WITH THE PROPERTIES ON THE ROAD. THE EXISTING PROPERTY HAS WHITE PLASTIC WINDOWS – AS IN FACT DO MANY OF THE PROPERTIES ON ST PETERS ROAD BUT THESE ARE TO BE REPLACED WITH FLUSH CASEMENT UNITS IN EITHER PEBBLE/FRENCH GREY OR AGATE GREY WITH A MORE VERTICAL CASEMENT SO AS TO GIVE A MORE VERTICAL EMPHASIS TO THE ELEVATION TO BREAK UP THE SOMEWHAT LINEAR NATURE OF THE ELEVATION AND OPENING WIDTHS.

IT IS SUGGESTED THAT THE FRONT DRIVE BE STONE PAVED OR BONDED GRAVEL WITH THE FRONT GARDEN RETAINED TO A GRITSTONE WALL SO THAT IT SITS TO A LEVEL LINE FROM THE FRONT.

DWG: HERITAGE STATEMENT
51 ST PETERS
BUXTON

REVISIONS:

1:100	CHECKED:
DATE: JAN'25	DRAWN:

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HERITAGE 01

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