

HERITAGE STATEMENT

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Introduction: This Heritage Statement has been prepared to accompany the planning application for a replacement double front doors/frame at 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 main 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).

On 21.06.2024 planning permission (HPK/2024/0006) was granted for a replacement conservatory at the rear of the property, the subject of this current planning application. This was constructed in October 2024.

