

Heritage Impact Statement

15 Silverlands

1. Introduction

This application is for the replacement of 100 year old windows with modern energy efficient windows. This will reduce both direct heat loss to the atmosphere and the amount of energy used, saving CO2 emissions. This is a component of national policy of growing importance.

2. Hardwick Conservation Area Character Appraisal

The Appraisal is focussed on Hardwick Square and Holker Road, with no specific reference made to Silverlands. Valued features are identified as the consistency of materials and the style and the scale of buildings, 'enlivened' by variations in detailing, and street trees.

3. The Application site

It is large semi-detached villa on Silverlands, surrounded by houses of similar age, scale and materials around.

4. The proposed works

Replacement of 16 sash window units to the front, side and rear of the property. The new windows are designed to replicate the appearance of traditional sash, replicating key features in great detail including; vertical slide movement, run through horns, deep bottom rails and Victorian astragal bars. They are widely used in conservation areas. From a distance and even close up, they look just like the originals.

5. Significance of the Historic fabric or area that will be affected

Silverlands is like much of Buxton, comprising robust Victorian villas with a strong character derived from the scale of the houses. All properties are three storey, use natural materials of consistent age and type, with the presence of mature street trees.

6. Impact of the works proposed works on the historic fabric or area.

There would be no material impact on the character of Silverlands or the wider Conservation Area.

None of the features and attributes of the Area identified in the Character Appraisal would be changed as a result of these proposals.

The proposed window units are of the same design and manufacture as those on 19 Silverlands, allowed on Appeal in 2017. The 19 Silverlands property is largely identical in design, build and layout to 15 Silverlands.