
From: Bayliss, Gillian
Sent: 29 April 2021 17:53
To: Stannard, James; Planning (HPBC)
Subject: HPK/2021/0046

2 High Street East, Glossop

Site within the Norfolk Square Conservation Area. The building is situated prominently on the road junction in an area of high townscape value with Listed Buildings in the immediate vicinity. The building is an ornate 19th century, classically inspired property with a particularly ornate second floor with distinctive dormer windows, sash windows, raised parapets, scroll motifs and chimneys. The building is part of a larger architectural composition which extends along Victoria Street as far as the Listed Gatehouse and extends along High Street East to incorporate a further property.

I note that the first floor and second floor windows facing the street are historic timber sash windows, apart from the metal ground floor shop windows and metal windows to the enlarged openings to the first floor.

The application proposes the replacement of all windows with white UPVC in a similar style. No details are provided of the existing windows.

Comments

Whilst the thermal upgrading of properties is supported, the upgrading should be done in a sensitive way to protect the historic character of the building and the contribution it makes to the wider streetscape. It should be noted that protecting and enhancing the built environment one of the key strands in the NPPF of achieving sustainable development.

The Council has a duty to preserve the historic character and appearance of the Conservation Area and will seek the retention of good examples of traditional windows and doors wherever possible. Traditional windows should normally be repaired and renovated with draft strips and the installation of secondary glazing if necessary. Historic England provides useful advice on historic windows <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

It is possible that traditional windows can be upgraded to accommodate slim double glazing but details would be needed to demonstrate how the sections and construction of the window would change. As a general rule it is sometimes possible to install slim double-glazed units (14mm), in painted timber and the glass secured with putty or mastic not timber beading.

UPVC is only considered if the existing windows are not to a traditional design already and UPVC may be an acceptable compromise if the overall design can be improved. However, UPVC is not generally encouraged in historic buildings as it fails to accurately replicate traditional joinery and we would lose good historic detailing that contributes to the character of the area. This position is in line with recent appeal decisions to commercial properties in High Peak.

My view is that the ground floor windows and metal windows to the first floor should be replaced with modern, thermally-efficient metal windows which have slimmer sections than UPVC. The historic sash windows to the first and second floor should be renovated with draft strips and secondary glazing (which is more thermally efficient than double glazing). We cannot support UPVC windows in place of the historic details, especially in such a prominent location and in such an architecturally distinctive building. It is possible that the windows could be double glazed (painted timber) but details would need to be submitted to ensure that they accurately match the existing.

No details are provided of the bike rack

The current scheme is not acceptable and revisions are required.

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI

Senior Conservation Officer

Staffordshire Moorlands District Council & High Peak Borough Council

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