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Spring Mount, 53 Spring Bank, New Mills

New Mills Conservation Area and Article 4 Direction

Proposed replacement of all timber windows with UPVC windows (Genesis brand). It is a prominent, elevated, detached property (dated 1880) which was constructed alongside the Primitive Methodist Chapel (1876), the latter now demolished. The property is of four floors, although only the ground and basement are prominent from the road. It has 13 vertically-sliding, single-glazed sash windows, including a bay to the front, and 3 modern double glazed windows to side and rear which are not prominent). It is noted that the windows are an essential part of the building's character and any replacements should ensure that the appearance is preserved. The proposed windows will be vertically-sliding and the application claims that they replicate the appearance of a traditional sash, finished in 'white grain'

Comments

No detailed drawings have been submitted to demonstrate that the proposed sections will match the existing nor confirmation as to whether the carcass of the bay will be replaced. These are required before the application can be progressed. Query also whether the front door and fanlight are to be replaced?

The application will be assessed against Historic England Guidance.

The applicant argues that (comments in red):

- Replacement of all windows will improve heritage appearance: Original windows have greater aesthetic appeal due to traditional construction, structural glazing bars, putty fixing and traditional reflective qualities of historic glass. The principal windows are original therefore the building already has a unified, historic appearance.
- Improve thermal performance: Historic England advises on alternative ways of improving thermal performance without replacement, including draft strips, thermal blinds, and secondary glazing has greater thermal benefits. Slim, timber double glazing has more potential to be acceptable with 14mm units and structural glazing bars.
- Improve means of escape: Routine maintenance of existing windows allows adequate means of escape.
- Reduce risk of harm from glass breakage: Toughened single or slim double glazing can be installed where required without window replacement.
- Windows are in a state of disrepair and costly to maintain: Timber windows are capable of repair and some of the windows may be original to the build and made using slow-grown, durable timber which may outlast any new replacements. There is no evidence that upvc windows last longer than well-maintained timber windows or that they are cheaper in the long-term.

Conclusion

Need clarification on whether the bay carcass is also to be replaced in UPVC and details of this would be required. It is highly unlikely that we would support the carcass of the bay to be replaced in UPVC as I have not seen this successfully executed in UPVC.

Need details of existing and proposed joinery to assess how the appearance of the windows will change.

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