
From: Stannard, James
Sent: 24 May 2021 17:49
To: Planning Comments (HPBC)
Subject: FW: HPK/2021/0083 - 92 High Street, New Mills

From: Bayliss, Gillian <Gillian.Bayliss@staffs Moorlands.gov.uk>
Sent: 24 May 2021 17:43
To: Stannard, James <James.Stannard@highpeak.gov.uk>
Subject: RE: HPK/2021/0083 - 92 High Street, New Mills

Hi James,

I haven't been consulted on this one. There are no details regarding windows and doors apart from a comment about grey UPVC so this is probably a 'no' but we need existing and proposed details to be able to assess the visual change

Standard guidance on changing windows in CA's is below:

The Council has a duty to preserve the historic character and appearance of the Conservation Area and will seek the retention of historic windows and doors wherever possible. As far as I can see you have good period windows so the starting point is for a joiner renovate what you have (which should be the most cost-effective solution). 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 disappointing to note that the windows are already deteriorating after less than 15 years. I can only assume that this is down to the durability of the wood as well-maintained timber windows should generally last longer than UPVC which are only generally guaranteed for 10 years and these are not a sustainable material. Whilst the appearance of UPVC is improving it still fails to accurately replicate traditional joinery.

It is possible that windows could be upgraded to accommodate double glazed timber sash windows but planning permission will need to be sought in order to ensure that the appearance of the windows looks the same. 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. Any windows which have glazing bars or are vertically-sliding sash windows can be more problematic to double glaze due to the additional weight of the units and the need to enlarge the joinery sections. Glazing bars must be kept slim and structural (not applied). There is plenty of guidance on the internet relating to upgrading traditional sash windows – Ventrolla, Slimlite, Histoglass, Mumford and Wood as well as seeking advice from local joiners (these are examples not recommendations).

UPVC is only considered if the existing windows are not to an historic design already and UPVC may be acceptable if the design can be improved or where UPVC is of exceptional quality and can be recessed behind stone/brick reveals or timber bays.

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

Senior Conservation Officer

Staffordshire Moorlands District Council & High Peak Borough Council

Email: gillian.bayliss@staffsmoorlands.gov.uk

Mobile: 07976 753886

Please note that my working days are Monday-Thursday

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
