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Conservation Response.

Date: 02/12/2022.

Application ref: HPK/2022/0399.

Case Officer: Tom Hiles.

Proposal: 'Repair and restoration of all sash windows'.

Dear Tom,

6 Grosvenor Mansions, Broad Walk, Buxton, Derbyshire, SK17 6JH.

Objection. Recommended refusal.

Unfortunately the lack of content in the Heritage Statement and Design and Access Statement fails to explore, realise and therefore understand the significance of Grade II listed Grosvenor Mansion. The Grade II listed building is situated in Buxton Central Conservation Area at a prime, public facing location. As a repercussion, it then fails to justify the intervention and assess any potential impact arising from the proposal.

Further areas of concern are as follows:

- The proposal doesn't show or explain what status the current glazing is at, to therefore explain reasons behind their wish to replace them.
- It must also be noted that replacing 18th century glass in their respective historic frames with contemporary double glazing is not possible. It will see a complete overhaul of the wooden frames/units and their respective mechanisms and fittings to be able to take the heavier, chemical filled modern glazing. This would be considered harmful and risk loss. It will also see a loss of the historic glazing very much part of the tangible historic character of the Listed Building.
- The scheme does not explain how it will address this nor provide any methodology. It also does not include exploration into any potential impact the scheme will have, as noted above, as it currently sees the potential risk in altering the character of the principle public facing elevation.

Historic England provides ample guidance on improving thermal performance. The first area of concern in a Historic window unit is whether any modern repair methods around the frames have failed and receded away, creating small gaps and leaving the units vulnerable to moisture penetration. Other areas of concern are the loss of historic putty or beading, or any use of silicones. Condensation occurs where proper ventilation does not, and the further sealing or doubling-up of units in a historic building will not alleviate the issue. It would be pertinent to have the existing units properly assessed to ascertain whether repair work can be undertaken and avoid harm.



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To conclude; the proposal does not show a thoroughly considered intervention to properly consider and mitigate any harm. The scheme currently imposes harm on the Listed Building and core area of Buxton Central Conservation Area, and as such cannot be supported.

Kind regards

Miss E Holland.
Conservation Officer.

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