



PROPOSED WINDOW REPLACEMENTS, SOMERFORD HOUSE, 13 TERRACE ROAD, BUXTON – HERITAGE STATEMENT

HISTORY/SETTING

Somerford House (13 terrace Road) Buxton is one of three “villas” built in the mid 1850’s (one detached and two pairs of semi-detached).

The building is of local gritstone; field stonework being coursed, with dressed stone quoins, strings and window surrounds.

Photographic and mapping evidence from 1875 demonstrates that the only changes to the key elevations since the property was constructed, are the introduction of external soil stacks, presumably as a result of the conversion to flats.

Within the street scene, although set back from the road and partially concealed by boundary bushes, the property is a critical part of the lower (North) section of Terrace Road between St Anne’s church and Hardwick Mount, contrasting with the terraced retail units of Spring Gardens and the street front mass of the museum (originally the Peak Hydropathic Hotel, built in 1880).

The property sits across the road from the open parkland of The Slopes and as such is highly visible.

PROPOSAL

The proposal is to replace windows in the front and main building side elevations of the property

The proposal is to change the existing timber sash windows, which are in poor condition, with Genesis VS vertical sliding uPVC windows.

The advantage of this proposal is that the replacement windows have been specifically designed for locations of this type.

Visually there will be minimal impact.

Health and safety in ongoing maintenance will be greatly improved in that there will be no requirement for regular repainting and timber repairs.

Thermally these windows are double glazed and thermally broken and are fitted with seals.

The proposed finish will be “white grain” to match the white timber paintwork that is being replaced.

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
REPLACEMENT OF TIMBER SASH WINDOWS	The appearance of period timber vertical sliding sash windows is critical to the overall appearance of the building. Windows of the second half of the 19th century are distinguished by narrow section frames, sashes and glazing bars combined with depth and profile of the section of these elements	The proposed replacements are not “standard” uPVC but have been specifically designed for replacement of this type of window in conservation areas, whilst providing for durable, thermally broken, double glazed unit which open and close smoothly and seal tightly. Visually therefore there will be minimal impact on the heritage asset. The proposed replacements will ensure the building meets improved standards for thermal and air tightness, requiring minimal maintenance