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Conservation Response.

Date: 21/12/2022.

Application ref: HPK/2022/0500.

Case Officer: James Stannard.

Proposal: 'Proposed secondary double glazing to internal face of lounge windows facing Macclesfield Road'.

Dear James,

1-12 Milnthorpe Homes, Macclesfield Road, Buxton, Derbyshire, SK17 9AQ.

The Milnthorpe Almshouses are a set of twelve fairly small individual 18th century single storey residences. Some other examples of Almshouses nationally are flats or houses.

At Milnthorpe, the group are arranged in three bays, four residences per bay and are set back from Macclesfield Road. The pattern of the site is angled intricately inward and toward the front lawn, and respective Grade II Listed walls and gates at the roadside.

The survival quality and character of this setting is quite striking, all original windows survive and each bay sees a pair of inner Dutch gables, combined to make one, complimented by two outer straight gables with quatrefoils. A notable Renaissance design feature, the Dutch gable construction directs more natural sunlight to flood the interiors. Despite the pleasant aesthetic, this was a conscious design choice as the set of twelve residences are in fact built orientated accurately to the path of the sun here on Macclesfield Road.

The scheme shows the installation of secondary glazing to the interior of each window reveal. Where some bays have slimmer side windows adjacent to the front doors, these too are proposed to have secondary glazing.

The technical advice document '*Historic England, Traditional Windows: Their care, repair and upgrading*' advises on the use of secondary glazing in historic buildings to both prevent the loss of historic joinery and craftsmanship thus protecting the character, and adequately provide thermal comfort and external noise control. Secondary glazing is often undetected from a distance and is a reversible intervention.



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To conclude:

I support this proposal. It both respects the significance of the heritage asset of Milnthorpe Almshouses and actively seeks to protect this, whilst providing good living standards for the current residents. There will be no impact imposed on the fabric at Milnthorpe, nor its character.

However I would like to add at this point, it was noted on site (03/08/2022) that though the original windows are fully intact, some modern repair methods are in situ thus contributing to the draughty frames and interior condensation. Some advice was provided to the architect to mitigate this and ensure the longevity of the original windows is secured. I also discussed the need for interior ventilation to alleviate damp and moisture ingress taking note of the current resident's needs. The proposal doesn't include any repair works or interventions to address this, and it should be pointed out that to get good results from this installation, and protect the original joinery, this prior advice must be taken into account. I believe it would be pertinent to address these factors before and or whilst the new glazing systems are installed. I am happy to continue to advise.

Kind regards

Miss E Holland.
Conservation Officer.