
From:
Sent: 06 February 2023 16:56
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2022/0531 Site Address: 13 Somerford House Terrace Road Buxton Derbyshire SK17 6DU Buxton Comments by: Anna Standing Creative Heritage Consultants Ltd

From:
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Hardwick Mount
Buxton
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SK176PP

Phone:

Email:

Submission: Neither

Comments: Creative Heritage Consultants Ltd is based on Hardwick Mount in Buxton town centre and we walk past this property almost every day.

13 Somerford House is one half of a large building on Terrace Road in Buxton Central Conservation Area. Its neighbouring half, 12 Exeter House, has retained its traditional sash windows and introduced secondary glazing. All the other buildings on the road also have original sash windows.

Historic England provides detailed guidance on its website as to how you can repair and retain historic sash windows. For example, by introducing draught stripping and secondary glazing alongside thick curtains and timber shutters. This retains the character of historic glass with its modulations and the differing reflections in individually glazed panes. Historic timber is harder than modern replacements, giving sharper detailing and considerable longevity.

However, this is a very large property that provides flats at what appear to be affordable market rents and the costs of upgrading the windows is likely to be prohibitive even if one could find a company such as Ventrolla with the capacity to do it. Sadly, we do not know of a local joinery company capable of the work. Furthermore, we even struggle to find a painter/decorator with the skills to paint and maintain sash windows in this area.

In our view it is far preferable to repair and retain historic fabric, but this application is proposing a brand of uPVC which appears to emulate sliding sash windows to look as close as possible to the original windows. Great care and persistence are needed to make sure the detail is right. For example, the section of the astragals and the colour of the double glazing parting beads. We have also noted that the dormer windows are side hung casements and the drawings show that these are to be replaced with sash windows. We do not know which would be correct. We also comment that there are already uPVC windows towards the back of the property and these also need to be addressed with an appropriate replacement.

This project may set a difficult precedent but there needs to be some realism about the environmental needs of the residents. The proposal is putting forward a uPVC window which appears to be far better than many replacements we see in the town.

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