

Heritage, Planning and Building Performance Statement

For

Nos 1 to 5 Hardcastle Mews, Terrace Road, Chapel-en-le-frith, High Peak, SK23 0EX

Proposal:

To replace existing timber double glazed windows and timber exterior doors with Timber effect UPVC windows and composite doors in matching style, design and colour



BACKGROUND

- I. This statement is submitted to accompany the full planning application which seeks consent To replace existing timber double glazed windows and timber exterior doors with timber effect UPVC windows and composite doors in matching style, design and colour The extent of the site is shown on the submitted scale site plan outlined in red.
- II. This document provides a description of the application site, a brief history and description of the proposed development, before reviewing the relevant planning policies and the heritage status of the site and other factors which impact on these buildings along with establishing a conclusion for the development.

THE SITE

- I. The properties sit as a block (referred to as a whole as Hardcastle Mews) on the intersection of Terrace Road with Church Brow. The properties comprise a self contained cottage (No1 Hardcastle Mews) and four self contained flats, two on the ground floor (Nos 2 & 3) and two on the 1st floor (nos 4 & 5).
- II. The properties are located within the Chapel-en-le-frith Conservation Area.

HISTORY OF THE PROPERTIES

- I. The property as a whole (ie Hardcastle Mews); was originally built as 3 terraced properties. At sometime prior to 1985, the property was converted to offices. Since 1985 it has gone through a number of changes of use, from being part offices/part residential, part residential with garaging and an HMO. In 1997 planning was approved to convert Hardcastle Mews into its current layout/scheme. (Planning number 036087/297 dated 09/04/1997).
- II. The only material change to the window and door styles shown on the plans approved in 1997 is to the window to the bedroom to the cottage (No1) which at sometime prior to the current owners ownership in 2009 was changed to a standard timber casement window.
- III. It is also worth noting that planning was approved on 10/01/2023 (HPK/2022/0187) to completely re-roof the property in natural blue/Grey Slates. These works were required to improve u values and insulation in the roof structure and also to significantly reduce the existing load bearing on the current roof.

THE DEVELOPMENT

- I. As summarised in the Design and Access Statement, the proposal is to replace the existing timber double glazed windows with windows with similar design, style and colour in timber effect UPVC. There will be no alteration of external window or door reveals and recesses/rebates nor in depth of cill overhangs. Please refer to submitted marked photographs, window descriptors, window and door brochures and sectional details for each window type
- II. More specifically, all the existing timber sash windows (currently 3 in number) will be replaced with traditional profile vertical sliding sash windows, with run through horns and slim vertical glazing bars all in wood grain 'Foil' finish in white- See the ecoslide vertical sliding sash brochure and profile guide/cross sections.
- III. The only exception to II. Above is to improve the look of the cottage by replacing the existing casement window in the bedroom of the cottage, with a vertical sliding sash window (W11 on the scale plan and marked photo 7E)
- IV. The existing timber casement windows (currently 13 in number excluding W11), which are currently not flush and all openings currently protrude from the casement, will be replaced with a Flush casement design, again with a traditional profile, again, in a wood grain 'foil' finish in white - See Flush casement brochure and Flush Casement Cross sections.
- V. The existing timber external doors (currently 5 in number) will be replaced with composite doors to match the existing design with a view panel to match existing, letter flap, in a wood grain finish in dark green- See the Rockdoor brochure.

RELEVANT PLANNING POLICIES AND GUIDANCE

- I. At a national level, Section 12 of the National Planning Policy Framework (NPPF) of July 2021 requires good design for new developments with Paragraph 130 setting out objectives to contribute to the overall quality of the area and to respond to local character but to not prevent or discourage appropriate innovation. Planning policies should allow schemes which are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing appropriate innovation or change.
- II. Paragraph 134 of the NPPF confirms that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.
- III. In regard to the Conservation Area, Paragraph 194 of the NPPF advises that In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- IV. Paragraph 195 of the NPPF advises that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development

affecting the setting of an asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

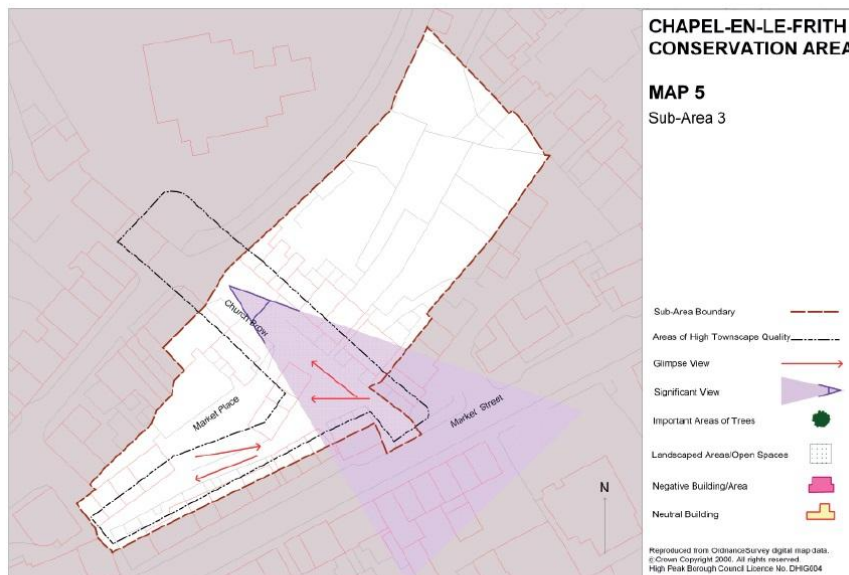
- V. Paragraph 197 of the NPPF dictates that when determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage asset and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

CONSIDERATION OF NPPF AND CONSERVATION GUIDANCE

- I. Consideration of the conservation area and an assessment of this proposal in relation to the same is made further down this statement to ensure that the requirements of the NPPF are satisfied.
- II. In addition to the NPPF, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of conservation preserving or enhancing the character or appearance of a Conservation Area. The proposed development fully accords with this requirement.
- III. Along with national guidance and the 1990 Act, regard has also been paid to the objectives of the High Peak Design Guide (2018) as well as consideration of the Chapel-en-le-frith Conservation Area Character Appraisal (2008).

THE CONSERVATION AREA

- I. The Chapel-en-le-Frith Conservation Area was designated in 1971 and its original boundary extended in 1994 and again in 2004.
- II. The appraisal notes that the property sits towards the north-eastern end of a cobbled area which is bounded by predominantly residential properties on 3 sides (some of which are listed) and its frontage faces the rear of mixed commercial/residential properties which front onto Market Street, the main Road running through Chapel-en-le-frith.
- III. Hardcastle Mew's location on Terrace Road as shown in the sub area plan below (from the Conservation Area Appraisal) shows that broadly only the cottage is in glimpse/significant view.



Map 5 Sub Area 3

- IV. Examples of properties directly fronting the property and to the side of the property across on Church Brow can be seen below.



18 Terrace Rd



12 Terrace Rd



Church Brow

- V. The Chapel-en-le-frith Conservation Area Character Appraisal details the mix of construction methods along Terrace Road and Church Brow namely; Coursed and uncoursed Gritstone as well as red brick and painted render.
- VI. Sub area 3 was one of the earlier parts of the Chapel-en-le-frith conservation area to develop and Terrace Road along with Church Brow, historically, were original main thoroughfares into the town and market place.
- VII. No specific reference is made to windows and doors in sub area 3 although in the wider conservation area mention of inappropriate window design and UPVC and Modern stained 'look alikes'. Indeed Terrace Road has many examples of this where stark white UPVC standard casement frames have been installed.

OTHER FACTORS AND BUILDING PERFORMANCE

- I. Although Nos 2 to 5 are flats, No1 Hardcastle Mews is a self contained cottage. As such only the flats have had permitted development rights removed and as such are subject to greater planning stricture. However, a sensible approach to planning design would seem to be, to consider the whole building in 'the round'.
- II. When considering window and door replacements, some consideration must be given to why the doors and windows require replacement and improvement. The windows on the the SE and SW elevations, specifically flats 3 & 5, are in particularly bad condition and have been repaired several times over the years. This is in no small part due to the exceptionally severe weather conditions which pervade in the High Peak. Specifically, Terrace Road acts as a funnel as it opens out onto Church Brow driving wind and rain against this part of the building. Over a short period of time, this has literally scarified the paintwork and timber underneath much more significantly than other parts of the building.
- III. No 1 Hardcastle Mews suffers from a different issue. As it has a large gable end which is NE facing and large windows which are NW facing, this end of the building enjoys little or no solar gain and large windows of poor U value allow large amounts of heat to escape. Existing and further upcoming stricter changes to MEES regulations will force property owners to improve U values in such a way as can be viably sustained and maintained.
- IV. Social and financial accessibility to properties in conservation areas has to be given consideration. Due to the size of the individual units at this property, whatever the ownership, occupation is only likely to be by members of the population who are lower down the Socio-economic scale. As such, improvements to conservation properties must have some consideration of cost, lest these properties become the purview of only the better off. Specifically, the financial model for properties such as Hardcastle Mews which potentially would be expensive to improve and or maintain would not stack up as long term lets due to high rents and would only work as holiday lets.
- V. Finally, consideration must be given to the material used in replacement doors and windows. Timber is traditional, has better U values and is more 'in keeping' in a conservation area. However, although these statements are true when presented as bare facts, further investigation of these statements show that the truth is more complicated than this. UPVC window designs and specifically foil and timber effects have improved markedly over the last 5 years. Although timber does generally have better U values, this is a 'Value of New Car out of the showroom' statement ie, as timber is a bio-degradable product, as soon as a timber window is installed it will start to degrade/ change shape, and its U value will reduce. II and III above highlight the issues specific to Hardcastle Mews which make timber an unsuitable replacement. In addition, timber replacements which garner any sort of sensible guarantee are generally double the cost of their UPVC counterparts. This relates back to IV above.

ASSESSMENT

- I. Given the composition of the current windows and doors at this site and the proposal relative to other 'mixed' window and door designs and materials in the neighbouring vicinity; these improvements would not adversely impact on the character of the Chapel-en-le-frith Conservation Area.
- II. The design approach in respect of the casement windows is more sympathetic to the Conservation area than those currently in situ and the replacement of the sash window in the bedroom of the cottage is a further enhancement.
- III. The cottage is the most prominent part of the property as a whole and the proposal reflects the importance of retaining design features wherever practicable.
- IV. The proposed improvements would not be harmful in respect of the objectives for the preservation and enhancement of the Conservation Area either at local level or as established by the relative paragraphs referred to in the NPPF, specifically paragraph 197 in respect of '*making sustainable communities*

including their economic vitality’ and ‘putting Heritage assets to viable uses consistent with their conservation’

CONCLUSION

- I. It is considered that this document provides all the necessary planning and heritage justification for the improvements, with the proposal serving to preserve the visual appearance of the property within the Conservation Area.
- II. Considered holistically ,taking into account heritage, planning and building performance factors, hopefully, it can be concluded that this proposal is a cohesive approach to improving this property for the benefit of all.