

**Conservation Response.**

Date: 21/07/2023.

File/Application ref: HPK/2023/0220.

Case Officer: Rachel Robinson.

Proposal: 'Proposed replacement windows and door to front elevation'.

Address: 11 St James Street, Buxton, Derbyshire, SK17 6HR.

Dear Rachel,

Objection.

The proposed drawings show very little detail regarding the units. The Heritage Statement discusses 'the proposal will enhance the character of the area', however I am not confident this character has been fully assessed.

The vernacular window style is four pane sash, including at ground floor bay windows with respective side panes being two. The immediate neighbour to the right (when looking at the exterior) is a working precedent, showing what appear to be original to build date four pane central sash all with horns and to first floor, a respective four pane sash with horns.

The proposal shows the eradication of these details to plain top opening windows which do not accurately represent a sash nor its mechanism. There are also no details showing the horns, moulding, putty, beading, colour code, fittings and fixtures or whether they will be slimline frames/units.

There also does not appear to be any technical drawings of the cills, and where the unit will sit within the reveals. Again, the immediate neighbour is the working precedent. Traditional sash windows must be set back and not flush with the walling for single units such as that at first floor.

I encourage the use of neutral or heritage colours for the front door, as bright red is not appropriate for this vicinity.

I recommended revisions are made or the application withdrawn.

Regards,

Miss E Holland.  
**Principal Conservation Officer.**