



Design and Heritage Statement:
Proposed Replacement of Timber Sash Windows with
UPVC Sash Windows

WEST MOUNT, LONGLANDS ROAD, NEW
MILLS, SK22 3BL

Planning Reference:
Julu 2023

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1. Introduction:

- 1.1. This heritage statement serves to support planning application Ref: PP-12273226 of the proposed replacement of existing timber sash windows with UPVC sash windows at West Mount, a property located within the New Mills Conservation Area.
- 1.2. The objective is to demonstrate that the proposed changes will respect and maintain heritage character of the building and its setting, while also addressing practical considerations related to energy efficiency, sustainability, and long-term maintenance of the house.
- 1.3. This statement will demonstrate that the improvements have regard to Local Plan Policies S1, EQ6 and EQ7, relevant national planning policies under Chapter 16 of the NPPF, underpinned by Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990; and will support the long-term retention of such assets within New Mills.

2. Heritage Asset:

- 2.1. The property was built circa 1870 and is located on Longlands Road on the edge of New Mills Conservation area
- 2.2. The property shares many of the characteristics that are prominent in the conservation area: It is a semi-detached stone property with slate roof, with a bay window frontage set adjacent to Longlands Road. It has ten sash windows, and a bay window with 3 sash windows within at the front of the property. It also has two more recent amendments (dates unavailable) which include a porch and an encasement bay window to the side of the property (as shown in drawings), which do not share the character of the original building.
- 2.3. The Property is set back and orientated 90 degrees to Longlands Road, with its neighbour Stanley Mount, road adjacent. As such West Mount, is not visible from the road or from publicly accessible land.
- 2.4. The detached garage is a later addition to the property, the boundary wall, which is incorporated into the garage, has heritage merit, and is assumed to be similar age to West Mount.

3. Works to be Undertaken

- 3.1. The owners of the property are seeking planning permission to replace all timber sash with sympathetic UPVC windows. Preserving the heritage character/sash windows aesthetic.
- 3.2. Reduce the size of the detached 'modern' garage to 50% of current size to create off street parking. The current internal concrete surface would be retained. There is no requirement to introduce a dropped kerb as there is already on in place. The original property wall which runs the full boundary of the property line and garage will be retained.

4. Reasons for Replacement:

- 4.1. The proposed replacement of the existing timber sash windows with UPVC sash windows at West Mount is driven by several factors.
 - 4.1.1. The current timber windows exhibit signs of decay, balancing weights are failing and the distortion of the wood, has caused large air gaps to occur. Leading to heat loss and drafts. Note draft excluders have been fitted with limited impact. The proposed

windows require minimal maintenance to stay in excellent condition, an important consideration in maintaining the aesthetics and general condition of the property.

- 4.1.2. Thermal heat loss is a significant problem with the current windows. They are single pane windows that are draughty and rattle in the wind. The most recent EPC report recommended replacement. The installation of UPVC sash windows would significantly improve the warmth of the house, energy consumption and carbon footprint. Which is line with High Peak's pledge to be carbon neutral and national government drive to be make homes more energy efficient.
- 4.1.3. UPVC sash windows can closely replicate the appearance of traditional timber windows, ensuring that the character and aesthetic qualities of West Mount and its contribution to the New Mills Conservation Area are preserved.
- 4.1.4. Until the energy performance of the house is improved alternate heating solutions are not suitable.

5. Impact Assessment:

- 5.1. In assessing the impact of the proposed replacement on the heritage significance of West Mount and its surroundings within the New Mills Conservation Area, it is crucial to consider the visual coherence and harmonious integration of the property. While timber sash windows are historically accurate, the use of UPVC sash windows that closely mimic the appearance and operation of timber can be a sympathetic alternative. The design and detailing of the UPVC windows have been carefully considered to ensure that they closely match the original proportions, sightlines, and glazing patterns, thus preserving the overall aesthetic of West Mount.
- 5.2. It is important to note that similar window replacements, including the installation of UPVC sash windows, have been successfully implemented in other properties within the New Mills Conservation Area. These examples demonstrate that such changes can be carried out sympathetically, in accordance with appropriate conservation principles and guidelines, without compromising the architectural and historical integrity of the area.

6. Conclusion:

- 6.1. In conclusion, the proposed replacement of the existing timber sash windows with UPVC sash windows at West Mount aligns with the objectives of the New Mills Conservation Area. The replacement, when designed and installed in accordance with appropriate conservation principles, will ensure the preservation of West Mount's heritage significance while incorporating modern advancements in window technology. The proposed UPVC windows will maintain the character and appearance of the property, contributing to its long-term sustainability and enjoyment within the New Mills Conservation Area.