

Heritage Statement – Replacement windows

1 Clifton Road

Buxton

SK17 6QL

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1 Introduction

1.1

The Heritage Statement has been completed for the planning application for the replacement of windows at 1 Clifton Road, Buxton, SK17 6QL.

1.2

1 Clifton Road forms part of the Buxton Hardwick Conservation Area (designated 1989) and is covered by an article 4(2) direction.

2 Relevant Policy Context

2.1 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The following section is considered most relevant to this proposal: Section 16 – Conserving and enhancing the historic environment

2.2 The following paragraphs of this section are considered to be most important in relation to this application:

2.3 189. 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.

2.4 192. In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets 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.

2.5 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.6 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that

preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.7 In addition to these policies the Historic Environment Supplementary Planning Document requires the same tests as set out within the NPPF in terms of the evaluation of the significance of a heritage asset and the consideration of the impact of development on the associated asset.

Site Proposals 2.8

The application proposes the replacement of all existing windows on the front elevation facing the road, side elevation facing another residential road and back elevation, facing the owners back garden and the back of other private residential homes.

2.9 All existing windows are wooden sash style, painted green from the original building. The windows are in poor condition, single glazed, rotten in part and are one of the main contributing factors for the poor energy rating (energy rating F). There are many areas within the property where the windows are causing leaks inside the property due to their poor condition.

2.10 The replacement windows would be PVCu sliding sash, to sympathetically replicate the existing frames. The windows would all be fitted with run through sash horns "A" rated double glazed units toughened where applicable lockable keeps & trickle vents to comply with new building regulations. The windows would also be the higher specification in coloured green to match the original windows and innkeeping with other properties in the area. The company we are using to replace the windows 'Elite Windows' are a local Buxton company who have replaced other windows on the street opposite in the same style.

2.11 There have been other planning permissions which have been successful to replace wooden windows in similar condition:

HPK/2021/0041

HPK/2022/0172

HPK/2015/0212

3 Heritage Impacts

3.1 The property is located with the Buxton Hardwick Conservation Area and is covered by an article 4(2) direction. The scheme therefore has a potential impact upon the heritage asset.

3.2 It is considered that the replacement of the windows will not have a negative impact upon the appearance of the conservation area. The existing windows are in poor condition, rotten and look unsightly compared to other houses on the road. The replacement windows will remain innkeeping with the character of the road and area.

3.3 The proposed replacement windows are designed to conserve and enhance the character and appearance of the building and consequently visually benefit the conservation area.

3.4 The house was built in 1985 and is a Victorian end terrace property. It is attached to 3 other houses on the road. It is made of stone and has wooden sash windows throughout which are currently in significantly poor condition but the original windows. There are other similar Victorian properties both next to and opposite the house. There have been a number of successful planning permissions granted for windows to be replaced in a similar style (see section 2.11). There is also a development of flats which are opposite the house, which were built in the 2000's. The street is a residential road. The house is within a suburban area and has front and side gardens surrounding it.

3.5 The house is very much in-keeping with the style/character of many other houses in the town of Buxton. The house is attached to 3 other terraced houses and then there are a further 4 terrace houses further down the road. The houses all have a similar look and provide character within the street.

3.6 The building contributes to the historic character of Buxton as it is very much similar to other houses attached to it and surrounding it within the area. The house had been occupied by an elderly woman before being sold to its current owners in July 2023. Unfortunately, she had not been able to maintain the upkeep of the windows of the property by fixing damage, dealing with timber decay or the rot around the window frames. Therefore, the windows are in significant decay compared to others in the area.