

REPLACEMENT WINDOWS & DOORS AT BRENTWOOD, SILVERLANDS, BUXTON. HERITAGE IMPACT STATEMENT.

Brentwood is situated within the Buxton Hardwick Conservation Area, with Silverlands forming the boundary at this point. The house is un-numbered, and is on the corner of Silverlands and Hardwick Square East. The age of the house is believed to be late 19th or early 20th century. Although of an individual design, the house is attached to no 2, Curzon Place on Hardwick Square East. The doors appear to be original. Most of the windows are of original design with vertical sliding sashes. Some may have been replaced at some time but this not certain. First floor windows to the East elevation have been replaced with modern casement windows. The windows to the kitchen form part of an integrated design, which includes the door.

The existing windows and doors have reached the end of their life. It is, therefore, proposed to replace all of the windows and doors. With the exception of the kitchen windows, the replacement windows will be vertical sliding sashes to replicate the existing windows. This includes the modern casement windows. The kitchen windows need to retain their relationship with the rear door so will be of the same appearance as at present.

The proposal is to replace timber frames with modern pvcU windows. It is acknowledged that manufacturers of pvcU windows have responded to the specific needs of conservation areas in terms of profile, while giving a modern degree of comfort with double glazing.

The planning history of other houses in Silverlands is also relevant. In 2017 application HPK/2016/0666 for replacement windows at 19, Silverlands was approved on appeal. This decision was later taken into account with application HPK/2021/0041 for replacement windows at 15, Silverlands, and which was approved.

It is considered that the impact on the conservation area will be minimal with windows being replaced with replicas of the existing windows. In addition, the conservation area will be improved by replacing modern casement windows with vertical sliding sash windows. The improvements to the occupier and to the wider environment will be significant. The house will be more comfortable for occupants and their heating bills will be reduced. The improvement to the environment will come from reduced carbon emissions.

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