HERITAGE STATEMENT FOR LOCATED WITHIN A CONSERVATION AREA AT TRINITY PARSONAGE, HARWICK SQUARE EAST, BUXTON, DERBYSHIRE

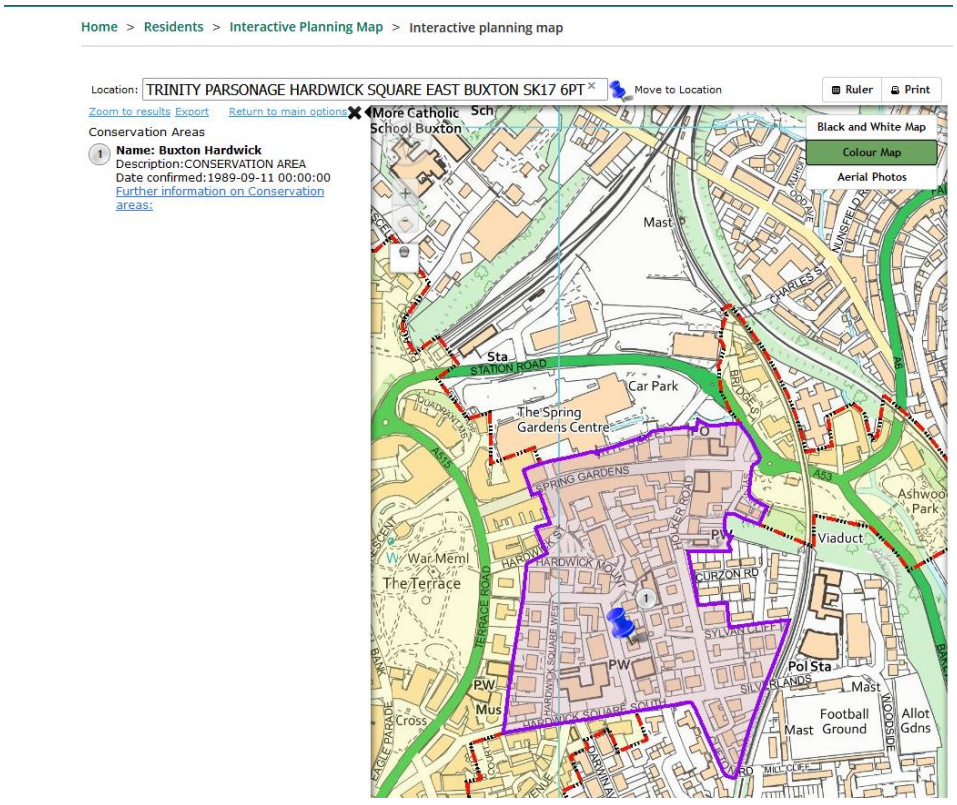


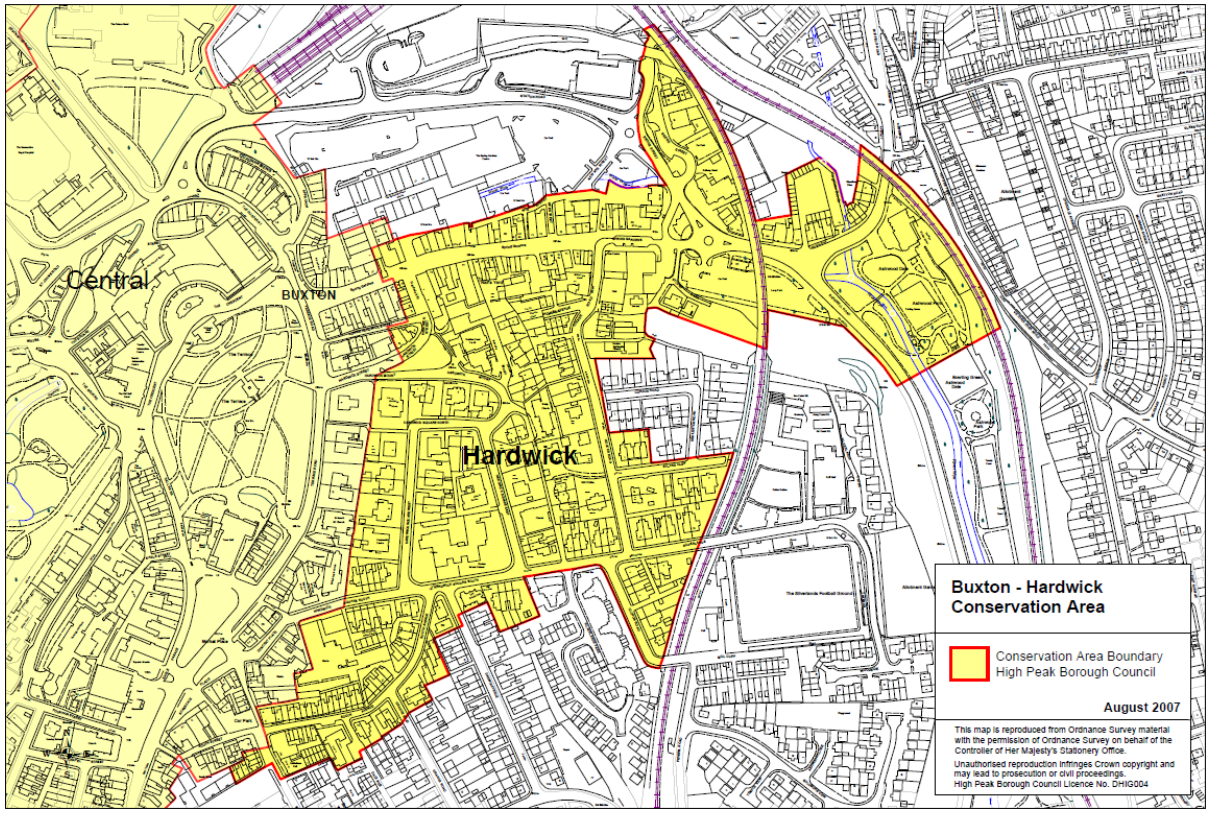
1.0 INTRODUCTION

This Design and Access Statement, including a **Heritage Statement** and an Arboricultural Statement, has been prepared by TmC Planning on behalf of our clients, Anthony and Susan Hobson.

The site subject to these applications is a large detached two-storey residential property called 'Trinity Parsonage', set within a large plot and gardens on four sides. It is located on Harwick Square East in Buxton, Derbyshire, SK17 6PT. A review of the High Peak Borough Council interactive map (extract below) shows that the site subject to these applications is located within a Conservation Area – Buxton Hardwick Conservation Area.

The subject property lies immediately north of the Buxton United Reformed Church, opposite the Buxton Infant School and a nursery. The area lies south of Buxton town centre and is a leafy, mainly residential. As per the image taken from Google Street View, the area has many trees – both 'on the street', i.e., on the pavements and within the school's grounds and private gardens.



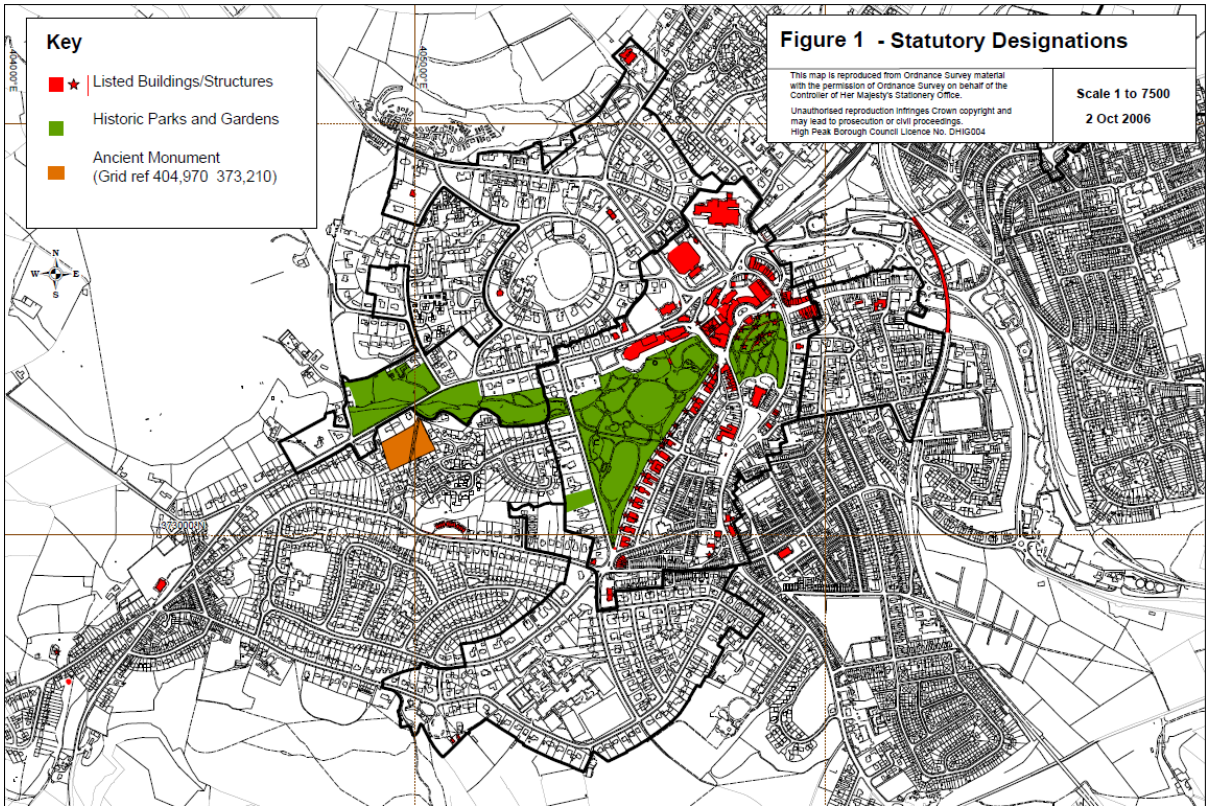


Buxton -Hardwick Conservation Area

The application site lies within Buxton – Hardwick Conservation Area which was originally designated in September 1989 and then extended to incorporate the site and properties on the corner of Hardwick Square South and South Avenue in March 2007.The report notes that the property is a detached house, probably dating to the late 1880s. The house and garage were remodelled around 20 years ago, per planning permission reference – **HPK/0003/2166.**

The accommodation within the property comprises: -

i. Lower ground – two cellar rooms and a store.
ii. Ground – 3 reception rooms, dining room, kitchen, utility, and rear conservatory.
iii. First – 3 bedrooms, bathroom (in a former bedroom) and rear bathroom
iv. Second – 3 rooms (the front room originally being two rooms)



The proposed site is not within the listed building.

Development Plan Policies

Policy 3.15 – Conservation of the Historic Environment

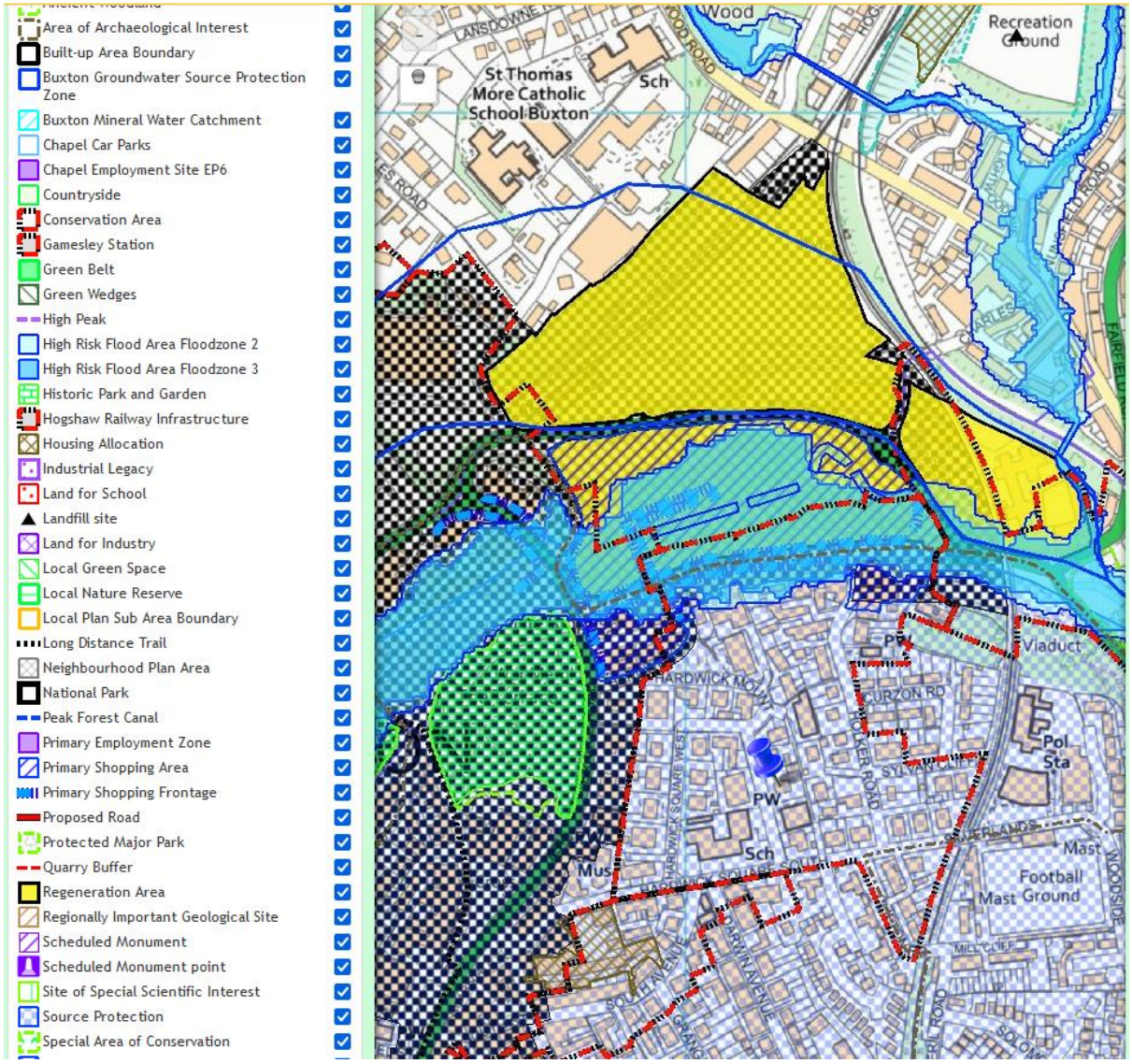
"Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

"The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

"In this policy, the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows."

Policy 3.16 – Conservation Areas

"Within Conservation Areas, development should preserve or enhance the character or appearance of the area."



2.0 STATEMENT

i. Feature

Our clients recognise that any proposed works/improvements being undertaken to their property, with it being located within a conservation area, have to be done so with a sensitivity to the potential impact of such works on the property and, therefore, on the character and setting of the conservation area and street scene.

ii. Description

The property subject to this statement is called Trinity Parsonage, located at Hardwick Square East in the settlement of Buxton. The report notes that the property is a detached house, probably dating to the late 1880s. It is a large two-storey house with a garden, a large detached double garage, and a conservatory on the rear of the house. The property is located within the Buxton Hardwick Conservation Area.

The subject property lies immediately north of the Buxton United Reformed Church, opposite the Buxton Infant School and a nursery. The area lies south of Buxton town centre and is a leafy, mainly residential. As per the image taken from Google Street View, the area has many trees – both 'on the street', i.e., on the pavements and within the school's grounds and private gardens.

iii. Significance

Having reviewed all the documents and given the evidence provided by the survey and the details provided within this statement, we consider that the proposed works to Trinity Parsonage will only be of benefit to the structural integrity of the property and its overall appearance and will, therefore have no material detrimental impact either on the appearance of the property, or the street scene, or the conservation area, is sustainable development which is in

accordance with the local plan and planning policies and therefore should be supported by High Peak Borough Council.

iv. Proposed works

The house has a mix of timber/uPVC window styles, some of which are beginning to show deterioration and require replacement. Our client intends to substantially *replace the existing timber windows with high-quality and well-designed uPVC sliding sash windows*, which will enhance the property's appearance and not detract from the house's character or the conservation area.

Following the purchase of the property, our clients wish to undertake works to improve the property's appearance and structural integrity by removing the undermining trees and undertaking looping and pruning on the remaining trees.

Whilst some of the existing timber sash and case windows are not in an overly poor condition, there are other windows which are, and, therefore, our clients want to replace all the existing timber windows with high-quality uPVC sliding sash designed to replicate traditional timber windows perfectly. Details of these will be provided as part of the application. It is proposed to replace 26 windows altogether.

The existing timber windows will require considerable long-term maintenance, and with the ongoing high energy prices experienced by householders, replacing the timber windows with uPVC will help cut energy bills with their vastly superior thermal qualities.

v. Possible impact

Our client is seeking to undertake alterations to Trinity Parsonage. The application seeks the approval of High Peak Borough Council to replace existing timber sash and case windows with high-quality uPVC sash and case-style windows.

We do not consider that replacing the existing timber sash and case-style timber windows with high-quality uPVC will have any demonstrable or detrimental impact on the character of the property or the conservation area.

vi. Justification/mitigation

Our client is proposing to install high-quality uPVC, which, to a 'lay person', will very closely match the appearance of the existing timber windows.

With the current 'cost of living crises and unprecedented high energy prices, the proposed substantial thermal benefits of the proposed uPVC windows should also form part of the consideration of the local planning authority.

Installing high-quality uPVC sliding sash windows, which we believe have no demonstrable detrimental impact on the property's external appearance, will bring significant benefits through improved thermal performance. Therefore, we consider it sustainable development, which should be supported.

3.0 PRECEDENCE

In terms of precedent and appeal decisions, which we consider should form part of the basis of a decision on our application is the application for Certificate of Lawful Development – Proposed replacement of existing timber sliding sash windows with new uPVC at 18 Bath Road, Buxton **(reference HPK/2017/0027).**

HPK/2022/0172 Proposed new door opening within existing lounge window opening, reduced to ground floor level, new UPVC French doors and top window light style to match existing windows, stone quoins to be extended to match existing window style 2, Hardwick Square South, Buxton, Derbyshire, SK17 6PY **(Approved).**

HPK/2016/0187 Proposed installation of 2 windows 1, Silverlands, Buxton, Derbyshire, SK17 6QF, **(Approved).**