

Conservation Response.

Date: 30/10/2023.

File/Application ref: HPK/2023/0414.

Case Officer: Rachel Robinson.

Proposal: 'Replacement doors and windows'.

Site Address: Brentwood, Silverlands, Buxton, Derbyshire, SK17 6QF.

Dear Rachel,

Objection.

Unfortunately the drawings are vague, with overall lack of annotation and identification of which are original and which are the later replacements as briefly noted in the Heritage Statement.

From preliminary investigation there appears to be some surviving units at ground floor (at Elevation to Silverlands). In viewing imagery this is demonstrated through the chunkier horns and neater glazing bars. Whereas in contrast, the first floor bay here and other single windows have much flimsier horns, and the timber moulding and form at the frames are flatter and weaker in appearance potentially indicating later replacements. Additionally, the single panes to the sides of the central bays are left without glazing bars altogether, as due to sizes of the later replacement frames they appear to have been unable to accommodate accurate sash detailing.

The proposed units though again with drawings lacking any annotation, appear to be generic two pane sashes. As the Heritage Statement fails to acknowledge in detail the character of the Conservation Area or the vernacular window style of a traditional Buxton Villa, I encourage faithful reinstatement of such. The working precedent for accurate replacement window styles is seen at no.1 Curzon Place, Hardwick Sq East. This consists of four pane sliding sash windows with horns, much smaller units are two. At the bays, the central unit is a four pane sliding sash with the two side lights being two pane sliding sash, all with horns.

I note there is generic manufacturers sheets submitted showing plastic moulding sections. It is encouraged that sections of where the units will sit in the reveals is submitted to prevent units from sitting inaccurately in the bays and with cills. It would also be conducive to see how the new units will be affixed into the reveals, as spray foam adhesive and or silicones is not encouraged. The black and white photocopied document, whilst not clearly legible, does not clearly show what is envisaged. It appears to note casement windows and no information on moulding type, horns, sash mechanism, beading or colour coding.

There lacks any detail regarding existing and new door, subsequently I cannot assess this and encourage further information is submitted.

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To conclude:

I am not confident the Heritage Statement meets requirements set out by the NPPF, notably paragraph 194 and due to the amount of insufficient information submitted, I therefore recommend refusal.

Regards,

E Holland.
Principal Conservation Officer.