



DESIGN STATEMENT

For

10b St James Terrace, Buxton, SK17 6HS

ON BEHALF OF Ms Ryan & Mr Hutcheon

OCTOBER 2023

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DESIGN STATEMENT

We submit this application on behalf of the applicant, Ms Ryan and Mr Hutcheon, who reside at 10b St James Terrace.

They moved into the property recently and are in the process of sensitively renovating the internal layout but are aware that the thermal performance of the building itself does not meet current regulations. Notably, the current glazing has failed, and the frames have deteriorated beyond repair.

The flat is situated at lower ground floor and is not visible from St James' Terrace. The front facing elevation comprises of brick and stucco and a more modest brick with stone window heads and cills to the rear. However, the property is located within the Higher Buxton (2) Conservation area.

It is therefore the applicant's intention to replace the single glazed timber windows and single glazed door to the rear of the property with a slimline uPVC frame in a style and colour to match the existing (pale coloured with horn detail), in a bid to retain the architectural heritage and character of the conservation area.

We have appended a set of drawings to identify the windows that we seek to replace, and note the following:

1. **Improved Energy Efficiency and Sustainability:** UPVC windows are known for their superior insulation properties and energy efficiency compared to traditional timber sash windows. By installing double glazed UPVC windows, the client will reduce energy consumption, lower their carbon footprint, and contribute to the overall sustainability of the area, whilst aligning with the conservation objectives.
2. **Financial Considerations for the Property Owner:** Maintaining timber sash windows can be a costly endeavour due to the frequent need for repairs, painting, and upkeep. By opting for UPVC windows, the property owner can significantly reduce ongoing maintenance costs, ensuring the long-term viability of the property.
3. **Compatibility with Conservation Area Guidelines:** While UPVC windows may differ from traditional timber in terms of material, modern UPVC windows can closely mimic the appearance of timber. The proposed UPVC windows can be selected to match the aesthetic characteristics of the original windows, preserving the historic charm of the area.
4. **Heritage Conservation:** Conservation is not solely about maintaining the existing materials but also about ensuring the functionality and sustainability of the buildings. The proposed windows will enhance the property's functionality while still respecting the Conservation Area's character.