

From: [Emily Holland](#)
To: [Rosie Dinnen](#)
Cc: [Planning Comments \(HPBC\)](#)
Subject: HPK/2023/0437
Date: 17 January 2024 16:15:32

Hi Rosie,

10B St James Terrace, Buxton, SK17 6HS.

Objection. Recommended refusal.

The heritage statement is weak and appears to contradict or confuse itself. I am not confident there has been an appropriate appraisal of the Conservation Area nor of the merits warranting such a designation, in order to conclude there is no harm. Further, I do not see any clear and convincing justification for the scheme.

Firstly, the introduction of the heritage statement identifies the location of the scheme, recognising that the area holds *exceptional architectural and historic importance* and *This area is characterised by its unique blend of traditional vernacular architecture...* Among this, it mentions that the proposed changes are carefully considered in light of this. I disagree.

The scheme is located flanked on the west by a proliferation of listed buildings, to the south east another small cluster are in situ. Whilst in the immediate vicinity none are present nonetheless the setting of this portion of Buxton Central Conservation Area is one of many key character areas. This is due to the topography, natural views or vistas through and survival condition of many of the heavysset stone villas. Many features of which contribute to the setting and identity of the town. It is one of the core areas of Buxton's historic development and early villas of status.

The scheme appears to approach the ground floor of this vernacular villa as a separate entity to the rest of the building and the architecture. I do not believe this faithfully notes the conscious design of the vernacular, the traditional character of the building nor holds a parallel to the heritage statement's introductory notes. It also fails to mention the neighbouring collection the villas directly adjoining in the remainder of the row, all retain further features of original stained glass porches, lobby tiles and decorative carved stone arch headers over fanlights to main doors. Consequently, it not only appears to approach this ground floor portion as a separate entity, but the character of this consciously designed building/s risks being dissected as a whole.

The ground floor is proposed to be entirely changed for upvc plastic windows. Mass manufactured units of this nature do not accurately replicate sash timber windows and are certainly not sustainable. They contain many chemicals, gases, plastics and oils and ultimately last a very limited amount of time. They are chunky, shiny and the styles are very clearly faux, with faux transoms and mullions, chunky glazing, with nontraditional silicones and often glued into the reveals in an unsightly manner. As it can be seen from the exemplar images on the drawings, the opening mechanism has not attempted to faithfully note the accurate mechanism of an original sash window either. I do not agree this is a careful design, nor is it 'preservation'. With regards to the latter the proposed is completely the opposite.

Timber windows are capable of repair. It doesn't appear that there has been any investigation into this, what the current condition of the units are or whether in fact any repairs have been attempted. The accompanying information does not allude to this. I will also point out at this stage that the works do not comply with advice that I myself would provide. This statement is incorrect.

With regard to the door element of the scheme, dealing with this separately; I would not have an issue with the principle of a replacement however the proposed unit is unfortunately not an improvement and a more traditional unit would be better suited to the build date and style of this villa.

To conclude; This scheme is not thoroughly realised nor justified. The harsh dissection of the appearance of this building, and harm imposed on its character as a result in this key vicinity looks to cause visual conflict. The end result would be a visually jarring and create an unnatural appearance to this otherwise well survived modest villa. In terms of heritage harm due to the proposal resulting in a what feels to be disfigured elevation and outward appearance, I assess the scheme to impose less than substantial harm. The proposal would fail to preserve or enhance the character and appearance of the Conservation Area contrary to Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is not considered there are any public benefits associated with the scheme to outweigh this harm.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Please note, due to work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Advanced notice of planned leave: 25/01/2024 - 29/01/2024

Emily Holland. Principal Conservation Officer.

Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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