



HERITAGE STATEMENT

FLAT 1, 15 COMPTON ROAD, BUXTON, SK17 9DN

April 2024

ANALYSIS OF SITE & SURROUNDINGS

1. This heritage statement accompanies a planning application for the replacement of non-original timber windows to an non-original porch of a ground floor flat at 15 Compton Road.
2. The property is located within the Buxton College Conservation Area, albeit to the eastern boundary.
3. The proposed changes have been carefully considered in light of the historical significance and architectural integrity of the conservation area.
4. Buxton College is a designated conservation area owing to its exceptional architectural and historic importance. The area is characterized by its unique blend of traditional vernacular architecture, including the extensive use of local materials such as stone, brick and stucco.
5. The existing timber casements and door are single glazed and believed to have been installed when a new porch was erected to form the entrance to Flat 1, when the property was converted into apartments.
6. The porch is set back from the main road beyond the original porch and bay window so is concealed in front elevation, to some degree.
7. The porch is built in stone to match the original with a slate coloured roof over.
8. The current windows and door frames are rotten with single glazed panes which are not toughened or laminated.
9. This porch is currently draughty and is suffering from water ingress due to the condition of the casements.
10. The windows being single glazed no longer conform to current building regulations in terms of thermal performance or safety as the it is possible the glazing would fail and shatter in high wind or if the door were to be slammed closed.

11. The applicant therefore seeks to replace the rotten window casements and door frame with upvc that can be double glazed and toughened to comply with current building regulations in terms of improved thermal efficiency, reduced maintenance requirements, and enhanced security. The proposed uPVC casements are designed to closely resemble the existing timber windows, thereby ensuring minimal visual impact and preserving the overall architectural harmony of the property within its historical context.
12. To mitigate any potential adverse impact resulting from the proposed change, careful attention has been given to ensuring that the design, dimensions, and profile of the new uPVC casements align with the existing window aesthetics.
13. It is proposed that the colour and finish would closely replicate the appearance of the original casements, maintaining the visual coherence of the property within the conservation area.

Conclusion: It is proposed that the replacement of the non-original timber windows with carefully designed uPVC casements will not compromise the heritage significance and unique character of the College Conservation Area. The proposed changes have been approached with utmost sensitivity to preserve the architectural integrity and historic fabric of the area, in compliance with the guidelines outlined by the local conservation authority. The windows will not be prominent within the local area and will not impact on the setting or character of the conservation area. This ensures that there will be no harm to the property or the setting of the existing properties and subsequently no harm to the character and appearance of the Local Area as a whole.

No harm in heritage terms means preservation and as such the character and appearance of the local buildings and conservation area will be preserved.