



High Peak Borough Council

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Application number

HPK/2024/0508

Site location

Hyde Bank Court Hyde Bank Road
New Mills

Proposal

Replacement of all the current timber sash windows and doors with UPVC double-glazed sash windows and uPVC front doors with matching fanlights.

Conservation Advice

Date: 10/02/2025

Heritage Asset: New Mills Conservation Area

Summary of Significance

New Mills Conservation Area (CA) is a mill town predominantly developed within the 19th century. Fast flowing waters through the gorge powered mills making New Mills an important centre for the textile industry. The CA is characterised by late 18th and 19th century buildings of a coherent character and style. Buildings are characteristically constructed of a local light gritstone with blue Welsh slate or sandstone slate roofs.

The New Mills Conservation Area Character Appraisal (CACA) identifies the application site as being located within Areas 3 of the CA. Hyde Bank Court is made up of 2 buildings, which appear as two rows of terraces. Hyde Court has taken design notes from the nearby Midland Terrace. Map 5 in the CACA identifies Hyde Bank Court as neutral buildings within the CA.

Assessment and Impact

The proposal seeks to replace all windows and doors with upvc replacements.

The existing windows are a timber sliding sash, with uncharacterizable thick rails and glazing bars. This creates a bulky appearance to the existing windows. traditional timber sash windows of the area have a thinner profile, with slim glazing bars. As such the current windows provide a neutral impact upon the CA.

The proposed windows are uPVC. uPVC windows are generally discouraged within the CA, however a number of uPVC windows can be seen within the immediate street scene of Midland Terrace. As nearby examples demonstrate uPVC windows can appear bulky and shiny in appearance, failing to replicate historic joinery details. uPVC doors can have a similarly unfavourable impact.

No specific details of the proposed windows or doors have been provided, such as technical and sectional drawings. The application also fails to provide clear examples of



the proposed colour of the doors and window frames. This lack of information limits the ability to fully assess the impact on the character and appearance of the CA.

Conclusions and Recommendations

In summary, the application lacks sufficient details to be able to determine the impact upon the character and appearance of the Conservation Area, as no technical details of the replacement windows have been provided. As such it cannot be confidently determined that the proposal will not cause less than substantial harm to the heritage asset (Para 215 of the NPPF).

If technical details can be provided to demonstrate that the proposed windows and doors would have no effect on the appearance of the building and Conservation area, this may alter the assessment of heritage impact. Details should include sectional drawings, joinery details (e.g. muntins and ironwork), and proposed colours. Otherwise, we object to the proposal from a heritage perspective due to a lack of information.

Conservation Officer: Rachel Robinson
High Peak Borough Council