

Heritage Statement

Proposal: Replacement of existing (non-original) rear windows with white uPVC units and installation of a new first-floor obscured window.

Address: 17 Back Lane, Charlesworth.

Introduction

This Heritage Statement supports a proposal to replace the existing non-original windows to the rear elevation of 17 Back Lane, Charlesworth with new white uPVC units of standard frame width.

Additionally, the proposals include the installation of a new first-floor window of the same frame style and with 'Pilkington privacy level 3' glass.

This statement assesses the impact of the proposed works on the character and appearance of the Charlesworth Conservation Area, in accordance with High Peak Borough Council's planning policies.

Site and Surroundings

The property is located within the Charlesworth Conservation Area, as defined by High Peak Borough Council's Conservation Area Map. The rear elevation of the building is not visible from the public highway, ensuring that the proposed alterations will not affect the street scene or wider conservation setting. Notably, numerous neighbouring properties within the conservation area, including those with primary elevations facing the public realm, already feature uPVC window installations.

Assessment of the Existing Windows

The existing windows on the rear elevation are not original to the property and feature a timber effect finish which is incongruous with the host dwelling and its surrounding context.

Proposed Works and Justification

Whilst there is no Article 4 directive applied to the Charlesworth conservation area, the existing rear windows are not original and they would not represent 'like for like' replacements of the original windows. The applicant wishes to replace these windows with new uPVC windows with a more appropriate white finish that matches with the neighbouring properties.

A number of the existing windows serve habitable rooms which have compromised means of escape. The proposed windows to such habitable rooms feature openings which are intended to provide an alternative means of escape with a view to improving the safety of the occupants.

The installation of a new first-floor window with obscured (Pilkington privacy level 3) is required to provide natural light to a new en-suite bathroom. This window will be designed to be in keeping with the existing fenestration pattern and will not result in any harm to the conservation area.

Impact on the Conservation Area

High Peak Borough Council's guidance on conservation areas acknowledges the need for appropriate and sensitive alterations while also recognising the evolving nature of the built environment. As the proposed works will not be visible from the public realm and will replace non-original features, they will not detract from the special character of the Charlesworth Conservation Area. Additionally, the use of white uPVC is in keeping with numerous other properties within the area including with the adjoining neighbours, ensuring visual harmony.

Conclusion

In light of the above assessment, the proposed replacement of the existing non-original rear windows with white uPVC units and the installation of a new first-floor obscured window will not cause harm to the significance of the Charlesworth Conservation Area. The existing windows are non-original, and the new installations will be in line with those found on neighbouring properties. Given that the rear elevation is not visible from the public highway, the proposal will have no adverse impact on the streetscape or wider heritage setting.

Therefore, we consider the proposed alterations to be acceptable in heritage terms and in line with High Peak Borough Council's conservation policies.