

Heritage Statement

Flat 2 Devonshire House, North Road Buxton SK17 7EA

The property is within Fairfield Common Conservation Area which is considered a Heritage Asset.

Assessment of Impact

- a. The wood in the existing windows is rotting and the double glazing is of poor quality. The window frames are swollen due to moisture absorption and cannot be opened.
- b. There is considerable wear and tear damage to the existing wooden external front door leading into the porch area, and there are significant gaps between the door and its frame and between the door and the floor giving rise to problems with drafts and poor insulation.
- c. The locking mechanism in the wooden external front door is a basic single point locking mechanism, which frequently sticks making it difficult to open the door and could potentially cause problems in the event of needing to exit the building in an emergency. This door is the only external exit for Flat 2.
- d. The windows and external door are shabby in appearance and have a negative impact on the surrounding area which includes other residential properties, Fairfield Common and the golf course.
- e. Although the windows in Flat 2 are currently wooden sash windows, they are double glazed and not original to the construction of the property and therefore would have previously been replaced. The property itself was originally the Devonshire Arms Public House which was converted to Flats 1 and 2 in 2014. Therefore, planning has already been granted for the conversion.
- f. Devonshire House comprises of two flats, Flat 1 on the ground floor and Flat 2 on the first floor. The wooden windows in Flat 1 have already been replaced with uPVC windows, for which planning permission was granted in December 2022 (Application no. HPK/2022/0176). The proposed replacement uPVC windows in Flat 2 will be in keeping with those already installed in Flat 1.
- g. The proposal is to replace the old wooden sash windows with mock sash, the material to be used is uPVC and glass, the replacement windows will be the exact same style as the current windows, albeit uPVC not wood. Please see attached 'Confirmation of Survey Details' provided by Anglian which gives details of the product specification for the style of window we are planning to install. Our intention is to initially replace the two kitchen windows at the rear of the building with the remaining windows being replaced over time. A consistent like for like style will be used for all windows.
- h. The second proposal is to replace the wooden external front door with a uPVC door in the same style/design as the existing door, but with a multipoint locking system. Please see attached 'Confirmation of Survey Details' provided by Anglian which gives details of the product specification for the style of door we are planning to install.
- i. The benefits of installing uPVC windows and a uPVC external front door as opposed to using wood are improved energy efficiency, low maintenance, security, noise abatement from the traffic on the nearby A6 and installation cost.
- j. The work would be considered reversible as the windows and door could easily be replaced if needed or required.
- k. As Buxton is not considered part of the National Park, we do not consider it will have any impact to the Peak District National Park.
- l. We consider that the proposed work will have a positive impact on the building and its surroundings, and it will not create any harm to the area or the environment. The mitigating factors to be considered are as follows:
 - The current windows are not fit for purpose, their condition will continue to deteriorate if they are not replaced.
 - Energy efficiency is currently poor due to excessive heat loss, giving rise to higher utility bills and a subsequent negative impact on the environment.
 - The construction of the new Fairfield roundabout has brought the A6 traffic much closer to the property, the road noise within the property will be greatly reduced by the installation of the new uPVC windows and door.
 - Many of the properties on North Road benefit from uPVC double glazing, including a conservatory on the front of one of the properties, therefore replacing the wooden sash windows and the wooden external front door with uPVC will be in keeping with the rest of the area.
 - The property is not a Listed Building.