Heritage Statement & Listed Building Statement

SITE ADDRESS:

11 Grosvenor Mansions
Broad Walk
Buxton
SK17 6JH

Use:

Anglian Home Improvements have been contracted to install secondary glazing to the existing windows at the above site address.

No of windows proposed to have SDG installed:
7

Heritage/History:

The property is Grade II listed and faces the Pavilion Garden (Grade II*)

Please see below the official listing description as per Historic England:

BUXTON

SK0573SE BROAD WALK 616-1/4/7 (East side) Grosvenor Mansions, Nos.1, 2 and 3

GV II

Row of 3 villas or boarding houses, now houses. Mid C19. Possibly by Sir Joseph Paxton for the Duke of Devonshire. Rock-faced millstone grit with ashlar dressings and Welsh slate roofs with stone stacks. EXTERIOR: 3 storeys plus attics and basement. Chamfered plinth, first-floor band, ground and first-floor sill bands and flush quoins. Symmetrical front, 9-window range. Central doorway with projecting pilaster porch with Ionic columns in antis and moulded cornice plus a glazed door with overlight, and above a plain sash. Flanked by pairs of 2-storey canted bay windows with plain sashes and hipped lead roofs. Flanked again by single doorways with pilaster surrounds and moulded cornices with glazed doors and overlights, and above single plain sashes. Flanked at either end by further single 2-storey canted windows. Above 9 segment headed plain sashes, and above again 9 gables each with a smaller segment headed plain sash. Basement openings to each bay window, and steps up to each doorway. Left and right returns 2 window with plain sashes. INTERIOR: not inspected. The Broad Walk comprises a series of Victorian villas and a walk overlooking the Pavilion Gardens originally laid out by Paxton c1850, though most of the surrounding houses were built by speculative developers. Some are reputed to be designed in detail by his former pupil Edward Milner from 1871, and built by Sanders & Woolcott of London for the 7th Duke. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).

Listing NGR: SK0568573316

Constraints: The property is a listed building which means any alterations require Listed Building consent. The property is also in a conservation area.

Design Principles/Justification:

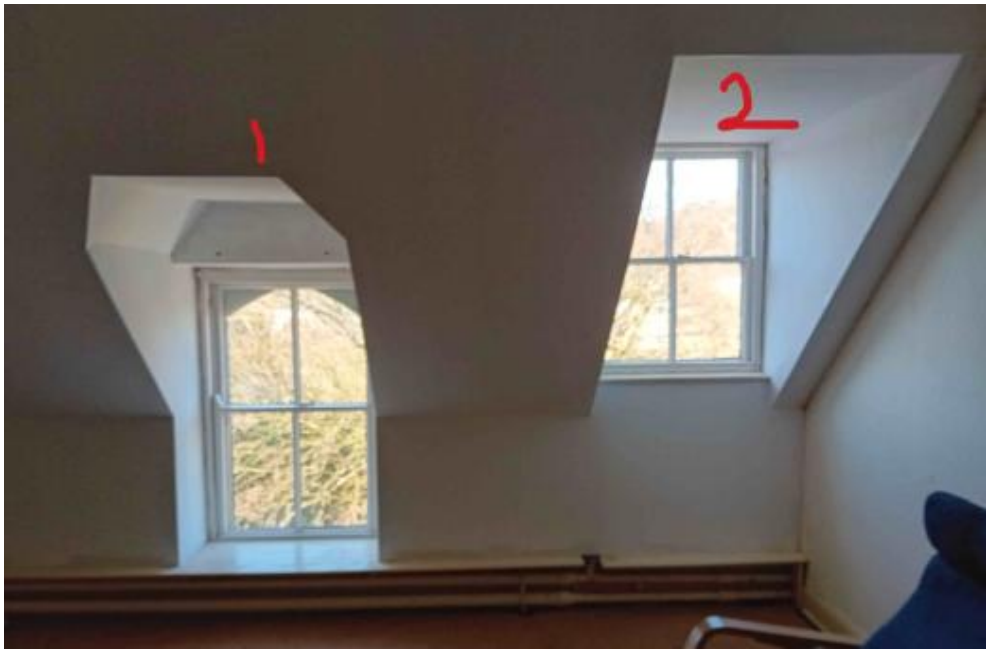
Our secondary glazed windows are white powder coated aluminium and have 4mm glazing. They have slim frames which ensures they cannot be seen from the outside and have a minimal impact from the inside.

Below is an example of how Anglian's secondary glazed windows appear.

Internal

External

Below are photos of the windows we are proposing to fit secondary glazing to


1
2

6

5

Following advice taken from Historic England it noted that, older windows can often be draughty as over time they distort and gaps open up as joints become weakened. Although adequate ventilation is important in older buildings, excessive air leakage through windows is uncomfortable for occupants and wastes heat. Secondary glazing when carefully designed and installed allows the original windows to be retained unaltered, and where necessary repaired, whilst reducing air leakage and conducted heat losses. As a result, there is no loss of historic fabric and in most cases the installation is easily reversible.
Research has shown heat losses by conduction and radiation through a window as a whole can be reduced by over 60% by using secondary glazing with a low emissivity (Low-E) hard coating facing the outside. The research has also shown that further savings can be made if the secondary glazing uses insulating frames or incorporates double glazed units. Besides increasing the thermal performance of windows, secondary glazing unlike double glazing can have a number of other benefits including being highly effective at reducing noise.

The use of secondary glazing is the most suitable way of improving the living standards of the homeowner and for preserving the integrity of the fabric of the property. The use of secondary glazing will not only improve the thermal efficiency of the property to the benefit of the owner but also the environment. It will also reduce noise and air pollution as well as dramatically improving security to the home.

Security - Secondary Glazing provides a protective barrier against intruders and better than a single pane of glass.

Noise pollution - Secondary glazing is very effective in combating noise issues.

Sound is transmitted through the primary window by a direct vibration of the glass. By adding a layer of secondary glazing, an air cavity is created which helps to reduce resonance, as well as providing a second barrier for the sound to travel through. A secondary window with an air space of 100mm or more de-couples the movement of the two panes of glass and reduces the resonance between the two. Sound insulation of up to 45dBA can typically be achieved. Higher levels of sound insulation are obtained as the gap increases.

The use of secondary glazing ensures that the visual appearance of the windows remains. In particular, the reduction of condensation will help preserve the condition the existing windows. There is risk of light refraction which can be seen with double glazing, so this ensures no visual harm is caused to the general public. The use of secondary glazing allows for the windows can be enjoyed by all whilst ensuring the human rights of the homeowner's living standards.