

HERITAGE STATEMENT

Flat 2, [15 COMPTON ROAD, BUXTON, SK17 9DN](#)

October 2026

ANALYSIS OF SITE & SURROUNDINGS

1. This heritage statement accompanies a planning application for the replacement of non-original timber casement windows for flat 2 (a first floor flat) at 15 [Compton Road](#).
2. The property is located within the Buxton College Conservation Area, albeit directly adjacent to the eastern boundary.
3. The proposed replacements 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 are believed to have been installed when the property was converted into three flats.
6. The current window frames are rotten and broken with failed, loose glazing panes, and as such do not comply with current building regulations in terms of safety or thermal performance.
7. The windows are draughty and suffering from water ingress due to the condition of the failing window casements.
8. The windows failed glazing no longer

conforms to current building regulations in terms of thermal performance or safety and the applicant has concerns that the glazing will fail and shatter in high winds.

9. The applicants therefore seek to replace the rotten window casements with like for like wooden casements and glazing to comply with current building regulations in terms of improved thermal efficiency, reduced maintenance requirements, and enhanced security.

The proposed wooden casements are designed to replicate the existing timber windows, thereby ensuring minimal visual impact and preserving the overall architectural harmony of the property within its historical context.

10. 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 wooden casements align with the existing window aesthetics.

11. 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 like for like wooden 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.

