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26405 HERITAGE STATEMENT

Planning Permission and Listed Building Consent

Property	**90–92 Derby Road, Heanor, Derbyshire, DE75 7QJ**
Local Planning Authority	Amber Valley Borough Council
Heritage Designation	Grade II Listed Building
Historic England List Entry	1335370
Proposal	Replacement of existing timber sash windows with PVCu sash windows and renewal of existing painted cement render to the side and rear elevations

Prepared to accompany an application to Amber Valley Borough Council

1. Introduction

This Heritage Statement has been prepared in support of an application for Planning Permission and Listed Building Consent for alterations to 90–92 Derby Road, Heanor, Derbyshire.

The proposed works comprise:

- Replacement of existing timber sash windows with new PVCu sash windows.
- Removal and replacement of deteriorated painted cement render to the side and rear elevations.

The purpose of this statement is to describe the historical and architectural significance of the property, identify the condition of the existing external fabric, assess the impact of the proposed alterations and explain how the works seek to preserve the special architectural and historic interest of the Listed Building.

The proposals have been developed with the intention of improving the condition, appearance, weather resistance and long-term maintenance of the building whilst retaining its established architectural character and contribution to the historic streetscape of Derby Road.

This statement should be read in conjunction with the submitted existing and proposed elevation drawings, window details and photographic record of the existing building.

2. Heritage Designation and Historical Background

Nos. 90–92 Derby Road are identified on the National Heritage List for England as a Grade II Listed building, designated on 25 May 1988 under List Entry Number 1335370.

The official listing description identifies the property as: “Two houses, one now partly a shop. Early C19 with late C19 shop front.”

The building is of early 19th-century origin and forms part of the historic development of Derby Road, Heanor. It is a traditional three-storey building constructed in red brick with stone dressings, slate roofs, stone coped gables, brick kneelers, end chimney stacks and dentilled eaves bands.

The principal elevation is arranged as two adjoining houses, each originally comprising three storeys and two bays. The original architectural composition is characterised by vertically proportioned sash windows, projecting stone sills and wedge stone lintels.

No. 92 incorporates a later 19th-century commercial shopfront, comprising recessed entrance doors and shop windows, with carved timber brackets at the upper level.

The special architectural and historic interest of the building derives principally from its early 19th-century origins, surviving architectural features, traditional materials, historic fenestration and its contribution to the established streetscape of Derby Road.

3. Description of the Existing Building and Condition

3.1 Principal Front Elevation

The principal elevation faces Derby Road and is predominantly constructed in exposed red brick with stone dressings.

The upper floors contain vertically proportioned sash windows arranged in a regular pattern across the elevation. These windows, together with their projecting sills and stone lintel detailing, form an important part of the architectural character of the building.

At ground-floor level, No. 92 incorporates a traditional commercial shopfront, which contributes to the historic mixed residential and commercial character of the property.

The existing timber sash windows have deteriorated significantly and are rotten and beyond reasonable repair. Their condition has been documented in the submitted photographic record, which illustrates the deterioration of the existing timber joinery.

The extent of decay means that retaining and repairing the existing windows is no longer considered a practicable solution. Replacement is therefore proposed as a necessary measure to maintain the weather resistance, functionality and long-term integrity of the building's external envelope.

3.2 Side Elevation

The side elevation incorporates an extensive rendered finish which contrasts with the exposed brickwork of the principal elevation.

The submitted photographs demonstrate significant deterioration of the existing render, including:

- Extensive surface failure and flaking.
- Areas of cracking and loss of adhesion.
- Localised detachment and loss of render.
- An inconsistent and degraded external appearance.

These defects are particularly evident across the upper portions of the elevation and around the ground floor window opening .

The existing render comprises a painted cement-based finish. Its deterioration has resulted in an inconsistent appearance and necessitates remedial attention to maintain the external fabric and provide continued protection to the underlying masonry.

3.3 Rear Elevation

The rear elevation is also finished in painted cement render and exhibits areas of deterioration and localised failure.

The submitted photograph identifies areas of cracking, surface breakdown and loss of render, with the underlying substrate exposed in several locations.

The condition of the existing finish detracts from the appearance of the building and has the potential to compromise the effective weather protection of the underlying masonry if left untreated.

The proposed renewal is therefore considered necessary to maintain the external fabric and secure the continued preservation of the building.

4. Description of the Proposed Works

4.1 Replacement of Existing Timber Sash Windows

The proposal involves the removal of the existing timber sash windows and their replacement with new double glazed PVCu sash windows.

The intention is to retain the existing window openings and established fenestration pattern, maintaining the traditional vertical sliding sash arrangement and proportions of the existing windows.

The replacement windows will be specified to reflect the existing architectural detailing, including:

- Overall window dimensions and proportions.
- Vertical sliding sash configuration.
- Existing glazing bar arrangement.
- Frame and sash profiles.
- External colour and finish.
- Relationship to existing stone sills and lintels.

The submitted drawing, 26405 A 01 – Existing and Proposed Elevations and Details, incorporates detailed sections through the proposed PVCu sash window frames, illustrating their profiles and proposed installation within the existing openings.

The intention is to minimise visual differences between the existing and replacement windows and ensure that the established architectural composition of the principal elevation is maintained.

The proposed replacement windows will also provide improved weather resistance, thermal performance and reduced ongoing maintenance requirements.

The adjoining property incorporates PVCu replacement windows, which form part of the existing visual context along this section of Derby Road. This provides a relevant consideration in assessing the proposed alterations in relation to the surrounding streetscape.

4.2 Renewal of Existing Painted Cement Render

The proposal includes the removal and replacement of deteriorated painted cement render to the existing side and rear elevations, together with any other rendered areas identified on the submitted drawings.

The existing render has suffered from extensive deterioration, including cracking, flaking, loss of adhesion and localised failure. Its replacement is considered necessary to maintain the external fabric and appearance of the building.

The defective render will be carefully removed, with appropriate precautions taken to protect the underlying masonry and existing architectural features, including window surrounds, cills and lintels.

The replacement finish will comprise a new sand and cement render with a painted finish. The proposed colour will be selected to match the existing rendered finish, thereby retaining the established appearance of the elevations and avoiding the introduction of an incongruous colour or finish.

The replacement render will be appropriately specified and applied to provide a consistent and durable external finish and satisfactory weather protection to the underlying masonry.

The intention is to maintain the existing architectural treatment of the side and rear elevations whilst addressing the deterioration of the existing external finish and securing the continued maintenance of the Listed Building.

5. Existing and Proposed Elevations and Window Details

Drawing No. 26405 A 01, entitled “Existing and Proposed Elevations and Details”, accompanies this application and illustrates the proposed works in relation to the existing building.

The drawing demonstrates that the existing and proposed elevations remain unchanged in their overall architectural composition. The existing window openings, proportions, positions and established fenestration pattern are retained, with no alterations proposed to the overall form or arrangement of the building.

The drawing also incorporates detailed sections through the proposed PVCu sash window frames, illustrating their profiles and proposed installation within the existing openings.

These details have been provided to allow the proposed replacement windows to be assessed in terms of their proportions, appearance and relationship to the existing architectural features of the Listed Building.

The submitted drawing should therefore be read alongside the photographic record of the existing elevations, which illustrates the deteriorated condition of the existing timber sash windows and rendered finishes.

Taken together, the drawings and photographs provide a clear record of the existing building, its condition and the nature and extent of the proposed alterations.

6. Assessment of Heritage Impact

6.1 Replacement Windows

The existing sash windows form an important part of the architectural character and historic interest of the building. Their vertical proportions, glazing arrangements and repetitive pattern contribute to the established appearance of the principal elevation.

The replacement of the existing timber sash windows is necessitated by their deteriorated condition and the fact that they are rotten and beyond reasonable repair.

The proposed replacement windows will retain the existing openings, fenestration pattern and traditional vertical sliding sash configuration. Their design and detailing will seek to replicate the established proportions and architectural characteristics of the existing windows as closely as practicable.

The submitted technical details demonstrate the proposed frame profiles and provide an opportunity to assess their relationship to the existing architectural features.

Although the replacement of timber with PVCu represents a change in material, the proposal is intended to minimise visual impact through sympathetic detailing and an appropriate external finish.

The presence of PVCu windows in the adjoining property provides additional context for the proposed alterations within the immediate streetscape.

The replacement windows are considered necessary to maintain the building in a functional and weather-resistant condition and, subject to appropriate design and detailing, are considered capable of preserving its architectural character.

6.2 Render Replacement

The side and rear elevations are of a more utilitarian architectural character than the principal Derby Road frontage. Nevertheless, they form part of the overall architectural composition of the Listed Building and contribute to its historic character.

The existing rendered treatment is an established feature of these elevations. The proposed works will retain this treatment and will not materially alter the architectural form, proportions or arrangement of the building.

The existing painted cement render has deteriorated significantly, as demonstrated by the submitted photographic record. Its removal and replacement are considered necessary to maintain the external fabric and appearance of the property.

The replacement sand and cement render, finished in a paint colour matching the existing, will retain the established visual treatment of the elevations.

The proposals are therefore considered to represent a proportionate approach to the maintenance and improvement of the external fabric, addressing existing defects whilst preserving the established character and appearance of the Listed Building.

6.3 Overall Impact on Significance

The proposals are limited to the replacement of existing external building elements and do not involve alterations to the overall scale, form, height or footprint of the property.

The works seek to maintain the established architectural composition of the building, preserve its traditional window openings and fenestration pattern, and reinstate an appropriate external finish to areas where the existing render has deteriorated.

The proposed render renewal will provide an opportunity to improve the condition of the external envelope and ensure the continued protection of the historic masonry.

The replacement windows will be detailed to respect the traditional sash window arrangement and architectural character of the principal elevation.

The proposals are therefore considered capable of preserving the significance of the Listed Building, subject to appropriate materials, finishes and detailing.

7. Planning Policy Considerations

The proposals have been considered with regard to the relevant national and local heritage planning framework, including the National Planning Policy Framework and the adopted policies of Amber Valley Borough Council relating to the conservation of heritage assets.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving a Listed Building, its setting and any features of special architectural or historic interest.

The National Planning Policy Framework recognises the importance of conserving heritage assets in a manner appropriate to their significance.

The proposals seek to achieve these objectives through the maintenance and repair of the existing external fabric and the retention of the established architectural form and appearance of the building.

8. Conclusion

Nos. 90–92 Derby Road, Heanor, is a Grade II Listed building of early 19th-century origin, recognised for its architectural and historic interest and contribution to the historic streetscape of Derby Road.

The proposed works comprise the replacement of existing rotten and irreparable timber sash windows with PVCu sash windows and the renewal of deteriorated painted cement render to the side and rear elevations.

The submitted photographs demonstrate that the existing windows and render have deteriorated significantly and that remedial works are necessary to maintain the external fabric and appearance of the property.

The proposals seek to preserve the established architectural composition of the building, retain its traditional window openings and fenestration pattern, and reinstate an appropriate external finish to the rendered elevations.

It is considered that, subject to satisfactory specification and detailing of the replacement windows and render, the proposed works can be undertaken in a manner which respects the architectural and historic interest of the property and secures its continued maintenance and conservation.

Accordingly, the proposals are respectfully submitted for consideration by Amber Valley Borough Council and are considered to represent an appropriate and proportionate approach to the repair, maintenance and improvement of the Listed Building.

Supporting Documentation

- Drawing No. 26405 A 01 – Existing and Proposed Elevations and Details.
- Photographic record of existing front elevation.
- Photographic record of existing side elevation and deteriorated render.
- Photographic record of existing rear elevation and deteriorated render.

Appendix A – Photographic Record of Existing Elevations

The following photographs record the existing appearance and condition of the principal, side and rear elevations, including the deteriorated timber sash windows and painted cement render.

Photograph 1 – Existing front elevation



Principal elevation showing the traditional brick frontage, upper-floor sash windows and existing architectural arrangement.

Photograph 2 – Existing side elevation



Side elevation showing areas of deteriorated painted cement render, including cracking, flaking and localised failure.

Photograph 3 – Partial rear elevation



Partial rear elevation showing areas of render deterioration and localised loss of the existing finish.

Appendix B – Existing and Proposed Elevations and Window Details

Drawing No. 26405 A 01 – Existing and Proposed Elevations and Details (submitted drawing).

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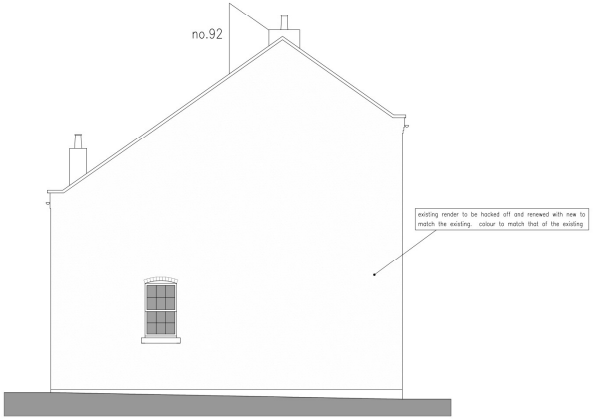
0m 5m 10m

scale bar 1:50



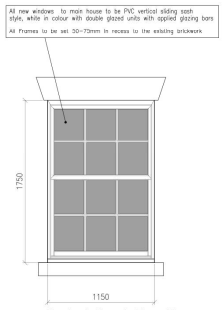
Existing & Proposed North West Facing Elevation



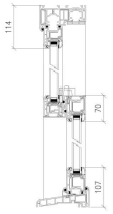
Existing & Proposed South West Facing Elevation



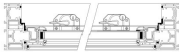
Existing & Proposed South East Facing Elevation



Typical Front Elevation
Window With Glazing Bars
1:20 Scale



Vertical Section Through
Upper & Lower Sash
1:5 Scale



1:5 Horizontal Section
Upper Sash



Horizontal Section
Lower Sash
1:5 Scale

Project.
90&92 Derby Road,
Heanor, DE75 7QJ

Title.
Window and Render
Replacement

Feature.
Elevations and Details
Drawing

Client.
P3

Drawing No.
26405/A/01

Revision.

Scale	Drawn	Date
varies @ A1	JML	October 26

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