PEAK District
Rural Housing Association

Peak District Rural Housing Association
Whitwick Business Centre,
Stenson Road,
Coalville,
Leicestershire, LE67 4JP
TEL: 0300 1234 009

Heritage Statement

Planning application for replacement of windows
Flats 1-4 Old School Court, Brookfields Road
Ipstones, Staffordshire
ST10 2LY






Introduction

Peak District Rural Housing Association is a registered provider of affordable homes, specialising in building homes for local people in the villages of the Peak District National Park and its surrounding rural area.

Old School Court is within the Ipstones conservation area. The four flats were developed by PDRHA by converting the Victorian school building which became redundant when a new school was built immediately to the west in the 1990's.

The conversion of the building was granted planning permission by Staffordshire Moorlands District Council on 13th January 2000 (99/01119/FUL) and completedlater in 2000.The conversion required little external alteration to the building and has been very successful. It preserved this important building in the conservation area, using it to good effect.

The flats are let to people with a connection to Ipstones who are over 55.

The garden area to the south of the building was created as a Community Garden in collaboration with Ipstones Parish Council and local people.

Reason for works

The timber painted window frames installed when the building was converted have become rotten. They do not all fit well and are draughty. Replacing them with upvc frames will considerably improve the insulation of the flats, improving the quality of life of residents. This will also help reduce heating bills for them. Upvc windows required far less maintenance and therefore a lower ongoing cost to the Association which is dedicated to using its resources in providing and maintaining affordable homes.

Design and Details

The replacement windows will be manufactured in cream upvc and will copy the pattern of the current windows as shown on the elevation drawings supplied. The appearance of the building will remain the same. The current and proposed drawings are therefore identical.

Impact on the Conservation

This change will have no direct impact on the conservation area. The windows to this building will change only in terms of the material of which they are made. The appearance of the building will not change.

Alison Clamp – Area Manager
Peak District Rural housing Association

16th April 2020