

**Heritage Statement in support of  
Listed Building Consent for  
Replacement of Windows and Door at**

69 Dog Kennel Bank  
Longley  
Huddersfield  
HD5 8JB

69 Dog Kennel Bank is a Grade II listed, being part of a terrace of four weaver's cottages in the Moldgreen / Almondbury area of Huddersfield. It is listed under entry number 1238415 as part of the listing for 63-69 Smithy Lane. The property is constructed of hammer dressed stone with a pitched stone slate roof. It is two storeys and has two 2-light stone mullioned windows and one 3-light stone mullioned window on the 1st floor and two 3-light stone mullioned windows on ground floor.

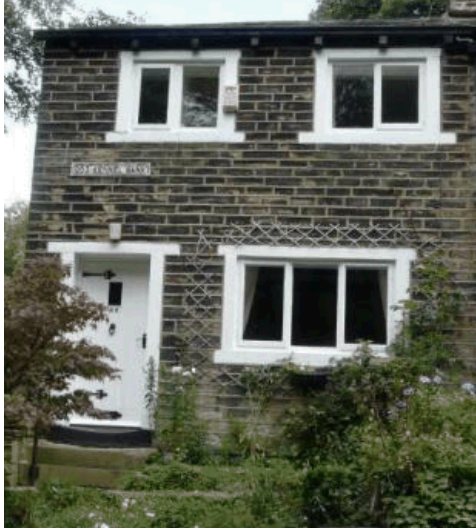
The property fronts Dog Kennel Bank and is surrounded by Longley Wood. The existing windows are side hung casement windows and the front door is a hard wood timber stable door with a small square window in the upper centre panel. The property is tenanted but frequently suffers from excessive draughts, severe condensation and low energy efficiency due to the poor state of the current windows and the existing windows are at risk of further deterioration. The majority of the frames are suffering from severe rot and decay and are unsafe for daily use, in particular the windows on the first floor. A photo of the property and the windows and door being replaced is included at figure 1 below.



Figure 1 – 69 Dog Kennel Bank

Three of the properties included in the listed building listing have side hung casement windows (numbers 63, 65 and 69). Number 67 Dog Kennel Bank has top light casement

windows. Number 65 Dog Kennel Bank has double glazed windows. All properties have white painted windows except number 65 Dog Kennel Bank. The properties currently have different coloured doors (white, timber brown and black). Photographs of some of the neighbouring properties' windows and external front door indicating the existing styles are set out below.



63 Dog Kennel Bank



65 Dog Kennel Bank



67 Dog Kennel Bank

## Justification

Regional and national planning guidance encourages the continued use of a building as the best way to ensure survival of listed buildings. The building is not continually occupied under various tenancies due to the poor condition of the windows. By replacing and upgrading the existing rotten/decaying windows and front door to this property, the continued use of the building can be ensured.

The proposal is like-for-like of the existing windows and will enhance the original features and appearance of the property. This is justifiable given the extremely poor condition of the existing windows, and can only be seen to improve the conservation of the property. There is no alteration or destruction of historic fabric, and the significance of the protected features (i.e. the mullioned windows) is retained.

The proposal will enhance the charm of the property, benefitting the terrace of listed properties as a whole.

The energy efficiency of the double glazing will also encourage longer term tenancies, thereby ensuring the property is always occupied and properly maintained as well as supporting the local area's housing demand by contributing to the alleviation of a housing shortage.