

**Consultation Response from KC Conservation and Design**

**2019/91422 2, Nelson Street, Birstall, Batley, WF17 9EP**

**Alterations and erection of rear dormer windows to convert existing building (A2) to 7 apartments (within a Conservation Area)**

**Date Responded: 19.6.19**

**Responding Officer: Sue Oakley**

**Responding Ref:**

2 Nelson Street is an unlisted former dwelling situated within the Birstall Conservation Area. This building dates back to the late nineteenth century or earlier and is in a prominent location with the conservation area with the façade particularly visible.

The building is constructed in hammer dressed stone with ashlar quoins and a stone slate roof with a later stone slate roofed porch at the front entrance. The windows on the front elevation are a mixture of timber sashes on the first floor, casements in altered apertures on the ground floor and fixed lights on the porch. All windows are set into stone surrounds. Despite some piecemeal alterations, particularly to the windows, this building makes a positive contribution to the character and appearance of the conservation area.

The application proposes to replace the stone slate roof to a different material, Streetscape graphite Brazilian stone slate. There is no justification for the replacement of the existing traditional roof covering which I consider to add to the character of the building. I would prefer the stone slate roof covering to be retained and if it needs to be re-roofed it should match the existing, with diminishing courses and copings, retaining the existing slates where possible and ensuring that where replacements are necessary matching slates are laid on the front roof pitch to prevent a patchy appearance. A breathable membrane should be used.

I have no objections in principle to new dormer windows, clad in traditional slate tiles to match the existing, being constructed on the rear roof pitch as this is a less prominent elevation. I would suggest that the two dormers are the same size, perhaps with the internal layout reconfigured.

Conservation roof lights in the rear pitch are acceptable although I would prefer them to be omitted from the front pitch. An alternative may be to insert high level windows into the gables if this is possible.

The addition of two ground floor windows on the rear elevation is acceptable. No alterations are proposed to the fenestration on the façade, although I would support the replacement of the existing windows with new double glazed timber sash windows where possible if the applicant wishes to add this to the proposal.

Car parking and bin storage to the rear is acceptable as this does not affect the character of the conservation area.

The heritage statement indicates that the front area will be landscaped and I would welcome improvements to the surfacing at the front of the property along with the construction of a low stone front boundary wall as this will enhance the conservation area.

I have no objections to the proposal for a change of use of this vacant building into apartments as this will provide a sustainable and viable use for the building. In addition, I support the restoration of the building fabric and some alterations, subject to the comments above.