



DESIGN & HERITAGE STATEMENT

31-33 Branch Road, Batley, WF17 5SB

Replacement windows

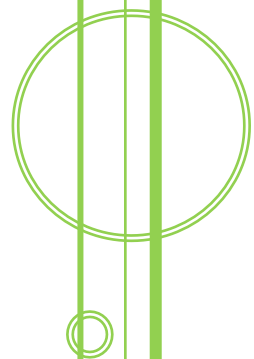
Europa Business Park, Building 67

Bird Hall Lane

Stockport

SK3 0XA

January 2021



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1.0 Introduction & Context

- 1.1 This Design and Heritage Statement has been prepared by Inspire Planning Solutions Ltd on behalf of the Applicant, to accompany a planning application seeking consent for replacement windows at 31-33 Branch Road, Batley. This Statement should be read alongside the accompanying plans and other supporting information submitted.
- 1.2 The application property comprises a substantial, two storey stone-built with natural slate roof, commercial office premises located in the centre of Batley. The premises have stood vacant for a period of time.



Figure 1. The application property was constructed in c. 1891

- 1.3 The Applicant seeks to bring the vacant property in to active use whilst at the same time enhancing its energy efficiency and visually its appearance. At present, many of the windows are dated, single-glazed with deteriorating wooden frames or previous UPVC additions which the Applicant is seeking to

replace¹. Whilst the replacements will be in UPVC material, the design is intended to closely replicate the existing traditional style and this Statement will set out to demonstrate their acceptability.

- 1.4 The application property is located within the Batley Market Place Conservation Area²; the National Planning Policy Framework (NPPF) sets out the approach to determining planning applications in relation to heritage assets. The NPPF recognises that heritage assets (including Conservation Areas) are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets are irreplaceable, any harm or loss of significance through their alteration should require clear and convincing justification.

¹ Please refer to the accompanying Window specification appended in Appendix 2

² See Appendix 1 for CA map

2.0 Policy Context

- 2.1 The Kirklees Local Plan was adopted on 27 February 2019. The Local Plan is now the statutory development plan for Kirklees and has superseded the Kirklees Unitary Development Plan. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and is also of relevance.
- 2.2 Local Plan Policy **LP24 Design** of the Kirklees Local Plan states that the form, scale, layout and details of all development should respect and enhance the character of the townscape, heritage assets and landscape and provide a high standard of amenity for future and neighbouring occupiers. Policy LP35 of the Local Plan (Historic environment) is also relevant to this application proposal.
- 2.3 The National Planning Policy Framework (NPPF) sets out the approach to determining planning applications in relation to heritage assets. The NPPF recognises that heritage assets (including Conservation Areas) are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets are irreplaceable, any harm or loss of significance through their alteration should require clear and convincing justification.

Batley Market Place Conservation Area Appraisal

- 2.4 Batley Market Place is one of 59 existing conservation areas in Kirklees, first designated in 1973, it was enlarged and redesignated in 2006. The Batley Market Place area is recognised as a conservation area due to its special

architectural and historic interest. The history of Batley is now synonymous with the shoddy woollen era. The scale and nature of the individually imposing buildings within Batley Market Place reflect the grandeur and economic might of this period. The combination of civic buildings at Batley Market Place create a unique character to the area. The varied skyline produced by the sloping nature of the site emphasises the imposing character of the buildings. The buildings and the use of open space were designed to inspire awe at the grandeur of Batley. The application building is not identified within the Conservation Area Appraisal as a building of special interest.

- 2.5 The building materials of Batley Market Place conservation area are almost all local stone or red sandstone with blue slate roofs, although some variation in appearance occurs between those buildings recently cleaned and those whose stonework remains blackened with age. Many of the properties incorporate ornately carved ashlar blocks and a wide variety of detailing to window and door openings can be seen. The dominant use of stone and other natural materials combined with the civic buildings being of a similar grand scale have patinated to create a harmonious character despite the different building methods.

3.0 Appraisal

- 3.1 As set out in the Introduction, the Applicant seeks to bring the vacant property in to active use whilst at the same time enhancing its energy efficiency. At present, many of the windows are dated, single-glazed with deteriorating frames and the Applicant seeks their replacement³.
- 3.2 The current fenestration comprises white frames, in a mixture of timber and UPVC material. Whilst it is acknowledged that the site falls within the Conservation Area, it is evident that the characteristics which contribute most to the Areas' significance are the grandeur of the buildings reflecting the history of the area as well as variation in the topography that provide an interesting roofscape. This application proposes no changes to the roof or other elevations apart from replacements windows; as part of an internal refurbishment of the premises, this application proposal will ensure the building is occupied and kept in good condition. This will in turn, contribute to the Conservation Area's significance.
- 3.3 The detail and style of the window are included in Appendix 2 and illustrate the equal proportions that are reminiscent of the traditional sash style. The curved window above the entrance door would also be carefully considered as shown.
- 3.4 It is evident to note that there is much variation in the Conservation Area, with a variety of properties having different window designs and materials. Some have windows boarded/closed owing to adaptations to their use (See Figure 2) or external shutters (Figure 3). Other more modern development, such as the Aldi supermarket are also present in the immediate area –

³ Please refer to the accompanying Window specification – Appendix 2

although this building is situated just outside the Conservation Area, dark grey framed windows in modern materials can clearly be seen. The proposed fenestration would not appear at odds in this context and the 'grey' style in this context is considered to make a negligible effect on the Conservation Area.

- 3.4 To conclude therefore, the proposal is considered to be compliant with relevant local policies, including Policy LP24 (Design) and LP35 (Historic Environment). It is also considered there would be no conflict with the relevant guidance identified.



Figure 2. A number of properties have been converted to alternative uses including this property which has removed the windows *Source: Google Maps*



Figure 3. Varied fenestration and other additions to frontage such as shutters

Source: Google Maps



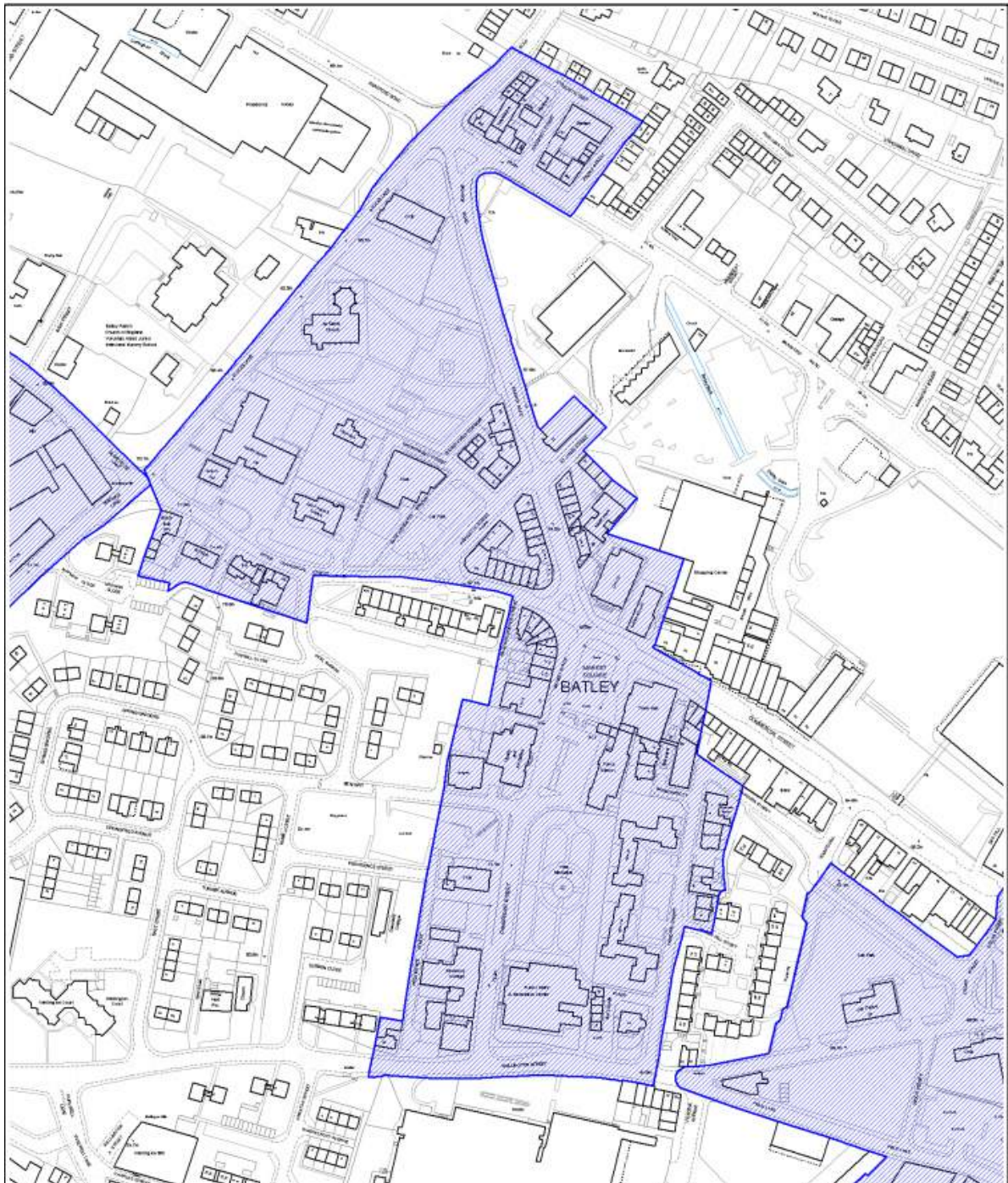
Figure 4. Modern infill developments such as the Aldi supermarket have contemporary

fenestration style *Source: Google Maps*

4.0 Conclusion

- 4.1 This Statement has justified the merits and acceptability of replacement fenestration at 31-33 Branch Road, Batley. It has been demonstrated that the replacement window frames will have a negligible impact and the overall effect, when considering the benefits of sustaining and bringing the building into use, is considered to be neutral on the Conservation Area.
- 4.2 The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and that decision-makers at every level should seek to approve applications for sustainable development where possible.
- 4.3 Should the LPA require any additional information; it is requested that contact is made with Inspire Planning Solutions Ltd

Appendix 1. Batley Market Place Conservation Area Map



Source: Kirklees Online

Appendix 2. Window Details

Appended Following Page



MARK SMITH
GLAZING Ltd.

Inspiration | Vertical Sliding Sash Windows

Authentic Sliding Sash Windows

With the benefits of modern day technology



Your property is so much more than just a house, it's your home and normally your largest single asset. So when you want to capture the look of a traditional vertical sliding sash window, our PVCu windows are the perfect solution.

Manufactured to maintain the elegant proportions of traditional sash windows, whilst incorporating the very best of modern day technology, enables you to enjoy the low maintenance and high security of PVCu without the problems associated with timber sash windows. Your new windows are guaranteed for 10 years as they are

manufactured from the highest quality materials under the strictest quality controls.

Our windows feature tilting upper and lower sashes for ease of cleaning, low line beads and gaskets for improved sight lines, energy efficient glass to reduce your heating bills, and above all they are quality assured for your peace of mind.

From a terraced house to a stately home, our vertical sliding sash windows ensure that your property retains its character and charm. You can choose from a wide range of styles, colours and hardware options to complement your home perfectly.

The elegant proportions of traditional sash windows have been maintained





Our vertical sliding sash windows ensure that your property retains its character and charm

Key features:

- Sculptured Georgian bars
- Traditional run through sash horns
- Both sashes slide
- Reinforced with galvanised steel
- Low maintenance - no sanding or painting
- Easy Clean Facility
- 'A' Energy Rated
- 10 Year Guarantee
- CMS Gold Licence for security
- Secured by Design available
- Manufactured to your sizes and specs
- Made in Britain



Modern windows that look like the original

Bring elegance and style to your home



Many buildings have been subject to inappropriate window replacements that have ruined the character and look of the property. Our windows enable you to install new windows that blend into their surroundings - city or countryside, commercial or residential. Our heritage vertical sliding sash windows are perfect for conservation or traditional projects, a classic look with modern advantages.

Sculptured Georgian bars, sash horns, two sliding sashes and a choice of hardware, together with a selection of beautiful finishes, all add to the traditional feel of these beautiful windows.

Choose from the classic White PVCu, or a range of options including Golden Oak, Cherrywood, Irish Oak, Cream and White woodgrains, see page 10 for full options.



Install windows that blend into the surroundings

Safe and secure with a beautiful finish

Peace of mind and security



Travel restrictors



Tilt Facility



Run through sash horns



Lock



CMS Gold Licence

Our vertical sliding sash windows have been designed with not only elegance and authenticity in mind, but security too.

Vertical sliding sash windows are fully reinforced, not only to prevent deflection in windy weather, but also to strengthen the sashes so that they are capable of carrying the weight of the glass and provide a strong secure fixing for handles, latches and other components.

The balances maintain the equilibrium of the sash window at all points of travel and robust locking devices ensure the security of your home.

Our vertical sliding sash windows come with the CMS Gold Licence for security. The gold licence is the result of a complete security testing package that ensures we are fully compliant with PAS24:2012.

SBD focuses on crime prevention of homes and commercial premises and promotes the use of security standards for a wide range of applications and products, including windows and doors.

Please note that the 'Secured By Design' specification is not standard and must be requested as part of the window specification.

Secured by Design



Official Police Security Initiative

Robust locking devices ensure your home is secure





Easy maintenance and cleaning

No more sanding and painting



Both sashes tilt
open independently
for easy access to
clean inside
and out.



Both sashes slide
up and down, great
for ventilation.



You can now avoid the need for costly cleaning chemicals, varnish and paints. Manufactured using the latest modern materials, your new windows will not rot, flake or peel. Your new windows will simply require an occasional wipe down with a damp cloth.

The PVCu vertical sliding sash windows not only slide up and down like traditional windows, but tilt inwards so that the panes can be accessed making it easy to clean your windows from the inside.

Your new
windows will
not rot, flake or
peel

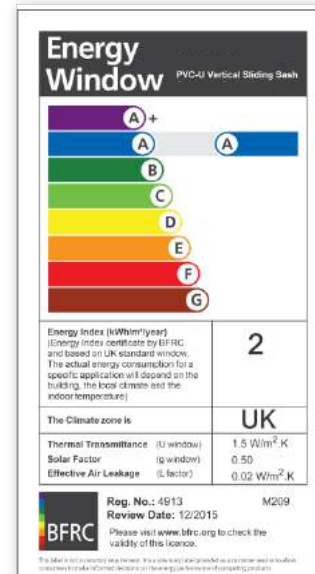
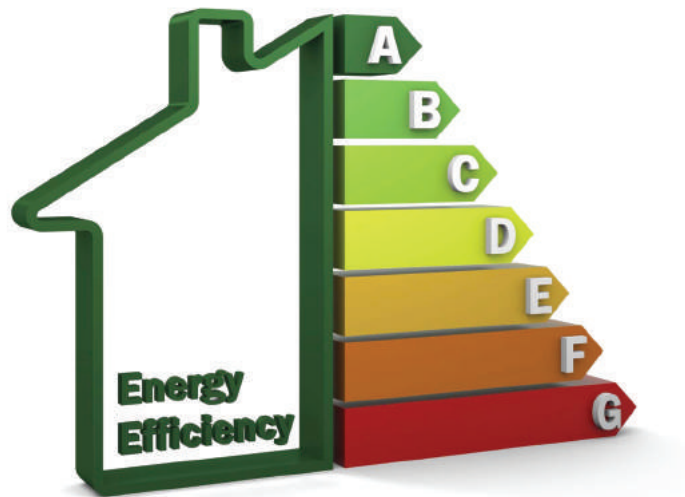




The windows have brush seals around the openings for exceptional draught proofing

Energy efficient and environmentally friendly

Recyclable, lead-free and energy saving



Today's window designers have far more challenges than previous generations. Not only do they need to design windows to withstand the elements, but they have to consider the environmental impact too.

Our windows are not only lead-free, but also carry an 'A' energy rating as standard, with Low-E double glazed units to keep the heat in, and help reduce your heating bills.

The windows also have brush seals around the openings for exceptional draught proofing.

Choosing PVCu is an environmentally friendly choice, as the majority of end of life PVCu windows can be recycled over and over again to produce new windows.

By purchasing our vertical sliding sash windows you are not only keeping your home warm all year round and reducing your heating bills, but also helping the environment.

Colour options

Our sliding sash windows are available in virtually any colour you can think of!

Every window we manufacture is made to order. Every home and personal taste is different so we can offer you a wide range of styles, colours and hardware to ensure that your new window will suit your property perfectly.

Our vertical sliding sash windows are available in the colours below. The foiled finishes bring windows to life with a glossy, freshly painted, realistic wood effect.

You also have the option to have your windows Smooth White on the inside and foiled on the outside.

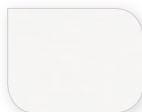
Every window
we manufacture
is made to order

Solid colours

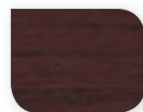


Smooth White

Woodgrain collection



Woodgrain White



Cherrywood



Golden Oak



Irish Oak*



Chartwell Green*



Grey*

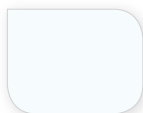


Cream



Black/Brown*

Popular Heritage RAL Colours



RAL 9016



RAL 7035



RAL 1015



RAL 7047



RAL 7004

The colours shown are designed as a guide only, before making your final decision, please ensure you have seen a foil swatch.

*Extended lead time applicable on some colours, contact us for details.

Colour information correct at the time of printing but subject to change.

Bespoke Colours

If you're looking to add a true personalised touch to your new windows, we offer a colour bonding service in which you can choose between more than 200 RAL colours. Some of our popular Heritage RAL colours are shown to the bottom left.



Finishing touches

A choice of features and hardware

High quality balance weights and hardware are fixed to integral reinforcements for reliable and smooth opening time after time. Hardware is available in White, Gold, Chrome and Satin Chrome.

To achieve a traditional look without the need for individual units of glass, our vertical sliding sash windows offer a choice of internal/external glazing bars. Run through sash horns provide another decorative option for a truly authentic look.



Plant-on Sash Horns



Run-through Sash Horns



Standard Tilt Knob



Heritage Tilt Knob



Standard Lock



Heritage Lock



Restrictors



Bow Handle



Ring Pull



Sash Pull



Trickle Vents



Quick Release Hinges



Seamless Corners*



Deep Bottom Rail

Hardware colours



Std. White



Black



Chrome



Gold



Graphite



Satin



Antique Black



Bronze

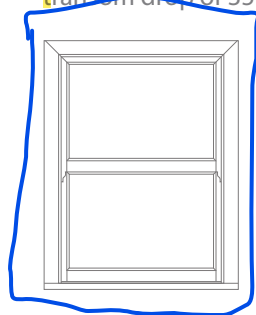
With our aim to achieve the most authentic sash window possible, the hardware and features mean that our PVCu Sash Windows are now able to truly replicate the aesthetics of timber sash windows.

* Seamless corners available on selected windows with a woodgrain finish only - please ask for more information.

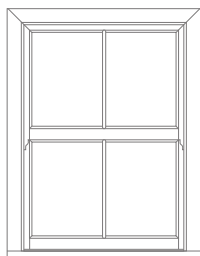
Styles and shapes

Windows to suit every home

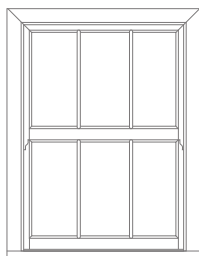
Our vertical sliding sash windows can be manufactured to a style to suit your home. Here are a few examples of the bar layouts available. Our windows come with equal sized top and bottom sashes (50/50 split) as standard, however we are able to manufacture other split ratios at your request (minimum transom drop of 350mm).



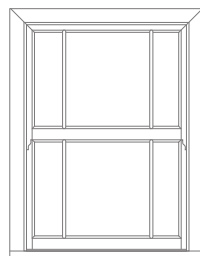
Non-bar



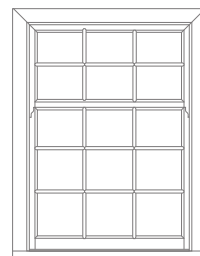
Centre Bar



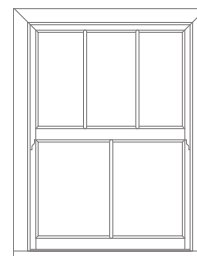
Three Light



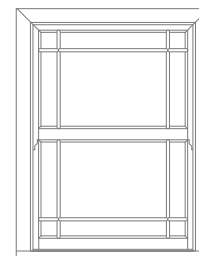
Offset Three Light



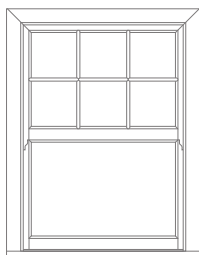
2/5 x 3/5



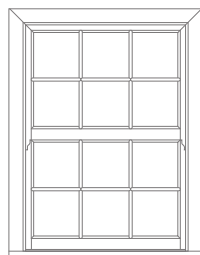
Asymmetric



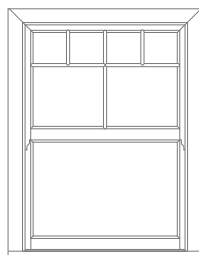
Margin



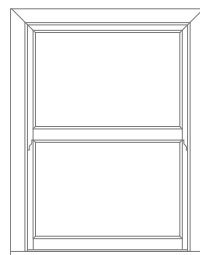
Half Georgian



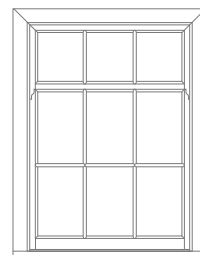
Georgian



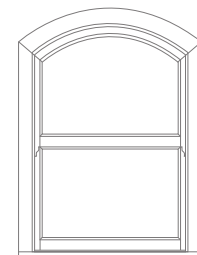
Georgian Variant



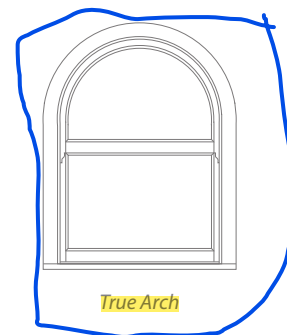
Fire Egress A



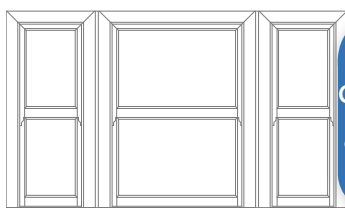
1/3 x 2/3



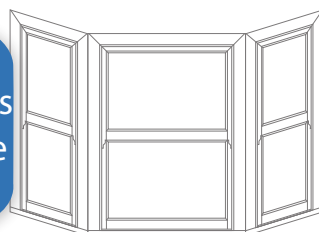
Swept Head



True Arch



Bays and coupled windows available - please ask for details



VS window sizes available:

Min. width/height: 475mm x 800mm

Max. width/height: 1250mm x 2300mm

*Achieved by using constant force springs



Cross Ry
Stre



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email: info@marksmithglazing.com
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