

Heritage Statement for
128 Cowlersley Lane Huddersfield HD4 5UJ

The above property is a typical weavers cottage of which there are many in this area of Huddersfield

This property would have been demolished if it had not been altered over time to be made habitable to present day standards.

The original property would not have had the following,

- a). Electricity
- b). Gas
- c). Running water
- d). Inside toilet/ bathroom
- e). Kitchen
- f). Central heating

The first floor would have been a open space that would have been used for the weaving of cloth.

The ground floor would have been used for living and sleeping, possibly 6 to 10 people in one family.

We propose to replace the windows to the front elevation.

The existing first floor windows frames that have been repaired numerous times and are full of filler and with broken joints and have rotted to a point that the local carpenter/ cabinet maker states are unrepairable.

We propose to replace the windows with a design to match the ground floor windows that planning permission granted.

This was when alterations were carried out including replacing the stone mullions that had been removed from the ground floor windows.

They will also match the windows on number 130 next door, (other than them not having mid glazing bars). I was told by the owners they had planning permission for them when they recently replaced them.

They will also match the recently replaced windows at number 124.

The windows at number 126 recently replaced have top hung mock sash openers.

The recently replaced windows at number 122 have windows to first floor as we propose, but without mid glazing bars. But ground floor window has a small top hung opening sash, also no mid glazing bar.

Replacing the windows as proposed would be more in keeping with the majority of the other properties

But the biggest and most important reason to replace the windows as requested is that the existing windows are a unacceptable FIRE RISK, as you would not be able to escape in the event of a fire.

As a landlord we quite rightly have to have smoke detectors, gas checks, electric checks, for the safety of the tenants.

So to install windows that you would not be able to escape from as a landlord is unacceptable.

If you were replacing the windows with UPVC by law you would have to have a designated fire exit window.

It's not enough for building control to state (as long as you do not make the situation worse).

As stated at the beginning the house has changed from the original house to make it habitable, it has also changed to make it safe.

Baring in mind the recent fire in Huddersfield where 2 people died not been able to escape from the attic and Grenfell Tower with the use of highly flammable materials. I think every effort has to be made to make habitual buildings as safe as possible.

Design and access statement for

128 Cowlersley Lane HD4 5UJ

Our proposed window replacements have been designed to be a match to the windows at number 130 (next door). Also to match windows at number 124.

And the existing ground floor windows at number 128.

I think this will help with the aesthetics of the terrace properties with the windows matching each other.

The proposed windows would be made from softwood with a painted finish.

The glazing units would have a thickness of 16mm, with black warm edge spacer bar. They would also have a mid glazing bar.

We do not believe this would have any negative impact on the building or terrace. We believe our windows will make the building more attractive, improving the Uvalue significantly and eliminating internal condensation while improving the energy efficiency of the property.

And helping with the fire safety (by allowing exit in case of fire)

Also stoping the first floor windows been propped open with bottles and pieces of wood that have fallen on to the pavement in the past.

Access, Assessment, involvement and evaluation we do not believe are applicable to this application

