
Sent: Thursday, December 21, 2023 4:37 PM

Subject: FW: 2018-051 Field House Dewsbury - Planning Comments - 2022/92236

Thanks for the email below and sorry for the delay in coming back to you. The Conservation and Design Team fully supports the restoration of this building; however I still have concerns about the items raised in my consultation response of 26 June and the DLA Comments below.

Condition 3 – Windows

Kirklees Planning have objected to the replacement of all windows with the following stipulations:

- *Repair all ground and first floor windows (except the frameless windows) in accordance with the Woodhall Condition Survey with the inclusion of slim double glazed units and subject to submission of further details.*
DLA Comment – Justification for replacement windows was on technical grounds. These included requirements for thermal performance, acoustic performance, guarding with safe barrier loading, etc to comply with Building Regulations.
- *Repair all of the corner curved windows in accordance with the Woodhall Condition Survey with the inclusion of slim double glazed units and subject to submission of further details.*
DLA Comment – Justification for replacement windows was on technical grounds. These included requirements for thermal performance, acoustic performance, guarding with safe barrier loading, etc to comply with Building Regulations.
- *Replace all second and third floor windows subject to sufficient justification and that they are replaced as sliding sash windows and subject to submission of further details.*
DLA Comment – Justification for pivot windows with a bottom fixed panel over sash windows was to form compliant guarding with Building Regulations. The existing sills are too low for sash windows and as such, additional guarding would be required. There would still be a potential risk of falling from height and as such, we would advise against in accordance with our CDM Assessment.

I don't feel that the responses in green above address the concerns in my consultation response or meet the requirements of Condition 3. The justification provided for replacing all windows could be achieved by refurbishing and upgrading the existing windows which are in good condition, and introducing draught strips and slim double-glazing which would improve thermal and acoustic performance.

Safety rails could presumably be installed internally, and if the opening lights are below regulation height can the windows incorporate fixed bottom sashes and opening top sashes? This could apply to the top floor where the sashes have been converted to pivot windows to enable true sashes to be fitted at this level, thereby reinstating an historic detail.

As the supporting statement recommends the repair of some existing windows, the justification for replacing all of them is not sufficient. Complete replacement of all windows would require listed building consent as this has not been included in the approved application 2019/92962.

- *All windows to include an additional central mullion to match other existing windows.*
DLA Comment – No adverse comments.
- *All window frames are white or cream.*
DLA Comment – No adverse comments but dark frames were selected to emphasise solidity.
- *Accepted mansard pivot windows but justification for the top fixed spandrel panel.*
DLA Comment – Justification due to maximised pivot opening achieved leaving spandrel panel above to a height to continue the rhythm of existing window proportions.

I have no further comments on the items above.

Condition 4 – Additional Storey

Kirklees Planning have agreed in principle to the zinc standing seam mansard but their preference is for a hung slate roof to match surrounding buildings.

DLA Comment – It is acknowledged the roofs to surrounding buildings appear to be slate but there appears to be no other mansards to surrounding buildings and we think there is justification for the standing seam zinc. It assumed this is accepted.

I have no further comments on the item above.

Condition 5 – Materials

Kirklees Planning list a number of samples required for their approval.

DLA Comment – No adverse comments.

I look forward to material samples being submitted for Condition 5.

I look forward to amendments and information to allow the conditions above to be fully discharged, and would welcome further discussions if necessary.

Kind regards
Sue

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