

Mood Developments Ltd

Kirklees Metropolitan Council
Planning Services
Investment & Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR

Dear Mr Grayson,

we write to you to offer our considered opinion on the current discussions between the Council's Conservation Officer and our architect regarding the refurbishment of Field House.

In your E-mail correspondence of 4th March 2024, you quote the Conservation Officer as follows:

"Based on the information submitted within the report, I remain unconvinced that black/grey is a suitable colour for the window frames. From a local perspective, off white is the predominant window frame colour for most of the large former warehouses within this context. When viewed collectively, dark window frames will appear at odds with the prevailing character. As a compromise for the replacement of all windows, I would recommend that off white is specified for the sash and pivot window frames, with the colour included in the window schedule".

Whilst we fully respect the views of Council Officers, from our perspective we have always envisioned the project to be as consistently presented in all previous submissions to the Council; that is with the dark grey frames to the roof lights, windows and door frames to help emphasise the buildings tremendous stone facades, one of the main attributes that persuaded us to purchase the property in the first place.

In developing the project with our design team, the importance of creating a strong and distinctive new identity for Field House has been a paramount consideration to emphasise the regeneration value of this flagship residential proposal as part of the Dewsbury Blueprint. Whilst many window frames in the surrounding area are a domestic off-white in colour, there is no evidence that this has always been the case, and some properties have actually installed new upvc windows.

We appointed DLA Architecture as our lead consultants due to their impressive portfolio of heritage projects working with a wide variety of listed buildings and projects in various Conservation Areas. We concur with their design approach which has proven to be successful on several other recent projects such as The Majestic in Leeds, now occupied by Channel 4.

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We do believe that the new structural glazing and distinctive canopies proposed at ground floor level will help attract quality tenants to the new A3/café and restaurant space as well as new residential occupiers. However, we do think that this would be compromised and look somewhat disjointed if we were forced to add in off-white frames as an additional element to the overall composition.

We have therefore instructed our architect to submit the additional information you have requested to reflect our preferred specification as we firmly believe that this will create a more harmonious and commercially successful project.

Yours sincerely,