

Consultation Response from KC, Conservation & Design
2022/92236 Field House, 15 Wellington Street, Dewsbury, WF13 1BQ

Discharge of conditions 3 (detailed drawings), 4 (additional storey), 5 (materials), 6 (residential waste), 7 (A3 use waste), 9 (swift nesting), 14 (ventilation), 15 (noise assessment) and 19 (air quality) of previous permission 2019/92962 for erection of additional storey and conversion of building to provide 23 self-contained apartments and A3 use in basement and part of ground floor (Listed Building within a Conservation Area)

Date Responded: 26.6.2023
Responding Officer: Sue Brooks
Responding Ref:

The Conservation and Design Team has assessed the information submitted to discharge conditions 3, 4 and 5 and we have the following comments:

Condition 3 – Windows

We are unable to support the discharge of condition 3 based on the information submitted. We would recommend that amendments and further information are submitted in line with the comments below:

- The applicant proposes the replacement of all windows. However, the condition survey submitted with this DOC recommends the **repair** of all ground and first floor sash windows (except the four fully glazed openings which will be replaced with structural glazing, and GF15 and GF16 which are missing), and the **repair** of the curved windows to elevation 2B on all floor levels (windows FF9, SF9, TF9). Window references correspond with the condition survey.
- No justification has been submitted for the complete replacement of all windows and therefore we are unable to support the discharge of condition 3 at this stage. We are likely to accept the proposal to replace the 2nd and 3rd floor windows (except the curved windows on elevation 2B), as most of these have been altered or replaced in the past, subject to sufficient justification and full details of the proposed replacements being submitted for approval. We would prefer these to be replaced with sliding sash windows rather than sashes with pivot windows to reinstate the historic type.
- No window details have been submitted to show the proposed replacement or refurbished windows. Joinery details at 1:5 and elevations at 1:20 of each window type need to be submitted for approval, showing profiles and opening configuration and mechanisms, slim double-glazed units with black spacers, through glazing bars and ironmongery details, position within the reveals, finish of privacy glass. 1:5 and 1:20 details need to be submitted where existing windows are retained and refurbished, showing how slim double-glazing will be inserted into the existing frames.
- The application proposes like for like replacement windows, however, the windows shown on the proposed drawings are one over one sashes. Most of the existing windows on elevation 3 and two of the curved windows on elevation 2 are two over two sashes with narrow central glazing bars. This needs to be amended.
- Elevation drawing 2018-051/0242C proposes aluminium framed windows on elevation 4. This contradicts the general drawing annotation that states that all new windows are timber framed. This needs to be justified or amended, with the configuration of the large side hung windows amended to reduce the visual impact of the opening lights.
- The proposed paint colour for all windows is RAL7021 black grey. The surrounding buildings within the context and setting of Field House and within the conservation area have white or

cream painted window frames. Painting these frames black will change the emphasis of the windows and they will appear more recessed. We would recommend that these are painted white or off white to complement the surrounding character.

- Proposed mansard windows are central pivot windows with fixed top light panel. We accept central pivot windows on the mansard roof slope, although details need to be submitted and it is unclear why a fixed top light panel is necessary.

Condition 4 – Additional Storey

The proposal for a zinc standing seam mansard roof has been approved in principle, with flush pivot windows set into the roof of elevations 1, 2 and 3, and inset sliding doors on the less visible elevation 4. We accept the information submitted to discharge this condition, although we would prefer a more traditional finish for the mansard slopes and would recommend hanging slates to reflect the character of the existing roof and surrounding buildings.

The applicant should clarify why a fixed top light panel is necessary above the central pivot windows.

Condition 5 – Materials

We generally support the proposed materials for the roof covering, subject to samples being provided for inspection. Further information is required for the following external materials:

- External wall vent grilles (item 13 on elevation drawings) - annotation states that the size and location is subject to M&E design. Final details need to be submitted.
- Aluminium louvres at basement level including materials for the infill panels. The elevation drawing states that the proposed louvres are RAL7021 black grey, to M&E agreement. Existing vents are currently set into stone coloured render, so we need further details of the proposal including the background colour and the design and finish of the proposed louvres.
- Lead flashing details for copings - shown on drawing 2018-051/0301 as 'Existing gutter detail to be further investigated. Assumed lead flashing to be removed, replaced with suitable coded material and dressed into the roof / existing facade / RWO outlet.'

Samples required:

- Stone entrance floor finish
- Verdigris copper sample
- Samples of roofing materials.
- Stone for indent repairs and replacements (as detailed in the condition survey). Extensive stone repairs are identified in the condition survey. Are these included within this application or will they be submitted as part of a separate listed building consent application?
- Pointing and stone mortar repairs.