

Heritage Statement PP-12181518

176 Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RE

Assessment of significance

- Residential dwelling with a Grade II listed building status.
- Early 19th Century cottage, built in hammer-dressed stone with stone mullioned windows in timber. The building has been altered with listed building consent but retains much of its original features (having removed the 'modern shop projection' extant at the time of listing)
- The dwelling is not in a conservation area.
- The neighbouring dwellings are also named in the listing (174 to 190 Blackmoorfoot Road). No. 182 has already received LBC for double glazed units: 2015/65/90876/W)
- The proposal is to replace the windows.
 - The stone mullions will remain in place and intact.
 - The casement window frames will be replaced in a like for like style using hardwood timber.
 - The glazing units will be altered from single glazing to slimline 14mm double glazing units.
 - Currently there are 8 windows (3 No. on ground floor; 3 No. on upper floor and 2 No. on upper floor). The number of windows will remain 'as is'.
 - The number of opening window will be reduced by 1. Currently 6 windows are openers (2 No. outer windows on ground floor; 3 No. windows on upper floor and 1 No. on upper floor (double window)
 - The timber frames currently have a paint finish in white. The proposal is to have a paint finish in 'sage green' externally and 'swedish white' internally – both are from the Dulux Trade Heritage range.

Heritage impact assessment

- As stated above, No. 182 Blackmoorfoot Road has already received LBC for double glazed units: 2015/65/90876/W)
- Discussions have already taken place with neighbours at 174 and 182 on the proposals, with no objections received.
- The window casement frames will be a like for like replacement, with just the glazing and paint finish altering. No significant difference (other than the colour would be noted from the roadside).
- Particularly during winter months, the dwelling attracts condensation and black mould even with significant monitoring and preventative/curative temporary works including secondary glazing which provided very little benefit and actually trapped condensation.
- The upper floor 3 No. window frame is rotting, with significant softness of the wood now in place and 2 of those openers are no longer able to open due to the swollen nature of the frame.

Justification

- As above, the windows are at a point where frame replacement as a minimum is needed to ensure their future sustainability.
- It is felt to be an ideal opportunity to install slimline double glazing (14mm) to increase the energy efficiency of the building; reduce householder utility costs;

reduce the chance of condensation leading to mould and reduce the significant noise from Blackmoorfoot Road (which has and continues to increase).

- A swift decision on this would also be appreciated due to increasing costs of materials and labour. It is hoped that replacement of the windows can take place over the summer months 2023 to ensure better weather for the fitting and so that the current windows aren't in place as the weather worsens in autumn/winter 2023.