



**CCO BUILDING
CONSULTANCY**

ARCHITECTURE | SURVEYING | PROJECT MANAGEMENT

CCO Building Consultancy, 18 Eaton Avenue

Matrix Park, Euxton, Preston PR7 7NA

T: 01772 425360

F: 01772 425369

E: admin@ccobuildingconsultancy.com

W: www.ccobuildingconsultancy.com

King James's School
St Helen's Gate, Almondbury, Huddersfield, HD4 6SG

Window Replacement Project

Heritage Statement

1.0 Introduction

- 1.1. This document has been prepared in support of the Listed Building Consent application made by the Governors of St James's School, St Helens's Gate, Almondbury, Huddersfield, HD4 6SG, for the replacement of windows at the school.

Reference should be made to CCO drawing nos. 2114.193.23.01 & 2114.193.23.SLP.

2.0 Statement of Significance

- 2.1. King James's School was founded in 1608 and became a grammar school in 1976. The main entrance of the original school building is Grade II listed by Historic England.
- 2.2. The school is located within the Almondbury conservation area. The proposed window replacement works relate to the main school building. The windows are to be replaced on a like for like basis to maintain the building character and significance. The current windows are timber single sash with glazing bars.

3.0 Issues

- 3.1 The existing timber windows are exhibiting significant deterioration, despite regular maintenance carried out by the school. general failure and wet rot infestation are having a significant affect on the structural integrity of the window components and consequently they are failing to operate.
- 3.2 The school are experiencing several issues due to the deficiencies with the existing window components. Many of the timber frames are subject to wet rot and cannot be securely closed or indeed opened. The poor quality single glazing is not safety glass and therefore not suitable for use within a educational establishment. The single

glazing results in acute solar gain during the summer months and air leakage and heat loss during the winter months.

4.0 Proposals

- 4.1 The proposed works relate to the replacement of timber windows with new timber frame double glazed components. The design and style will match the existing design of the original components to ensure that the historic character of the listed school is maintained.
- 4.2 The replacement windows will greatly benefit the school which is currently suffering from severe leaks and draughts due to the distorted frames which is resulting in significant heat loss during the colder months. Water ingress through the distorted frames is also causing damp internally and damage to the adjacent plaster wall finishes.
- 4.3 The proposed design of the windows are to be a direct like for like replacement of the existing window and frames in relation to material, frame colour and window design and size. This will ensure that the works have no visual impact on the listed building and do not detract from the appearance of the building.
- 4.4 This option provides a long term solution to the on going worsening issues with the current windows ensuring that the building is watertight and will prevent any further damage to the building fabric occurring. The windows will maintain the integrity of the building envelope thus protecting the heritage of the building for many years to come.



Typical examples of the timber single glazed windows exhibiting multiple defects

.....
CCO Building Consultancy
18 Eaton Avenue
Matrix Park
Euxton
Preston
Lancs
PR7 7NA

Date: December 2023
Ref: 2114.193.23