

Listed Building Consent
For
Replacement Windows and Doors
At

1 Old Stables
Huddersfield Road
Meltham
Holmfirth
HD9 4BQ

On Behalf of

Rob Greaves

Elevation Plans
Design Access and Heritage Statement
Joinery Drawings

Dated: 14th June 2024

Submitted by

Rob Greaves

Redacted

1.0 The Property and Planning History

1.01 – 1 Old Stables is a two-story semi-detached house the runs parallel to the road. It is thought that the original building was constructed in around 1910 and was built as a garage for Meltham Hall. The building is curtilage listed as an ancillary building to Meltham Hall and has a lower level of significance than the main house.

1.02 – In 2006 planning permission was granted to extend and convert the garage into a pair of semi-detached properties. A modern stone extension was added to the side of the building during the conversion.

2.0 – Proposal

2.01 – To replace **all** the current windows with Rehau Rio Flush Fit windows, replace the french side door with a Rehau Rio Door and replace the front door with a composite door of identical design to the existing one. Many of the existing double-glazed units have blown and the frames are of an age where they will need replacing in the next few years so replacing the glazing doesn't make economic sense. Replacing the windows and doors will vastly improve the energy efficiency of the building and improve its kerb appeal.

2.02 - The owners of 2 Old Stables have submitted a listed building consent to give their house the same treatment as they have window frames and doors that are rotten and blown units.

3.0 – Elevations & Appearance

3.01 – It is the intention to keep the same window and door configuration as exists. The only change is perhaps the addition of an opening window to each of the low-level windows to the first-floor front elevation. Flush fit windows have the advantage that opening and non-opening windows look identical. The colour of the windows and doors to be Slate Grey (RAL 7015).





4.0 - Heritage

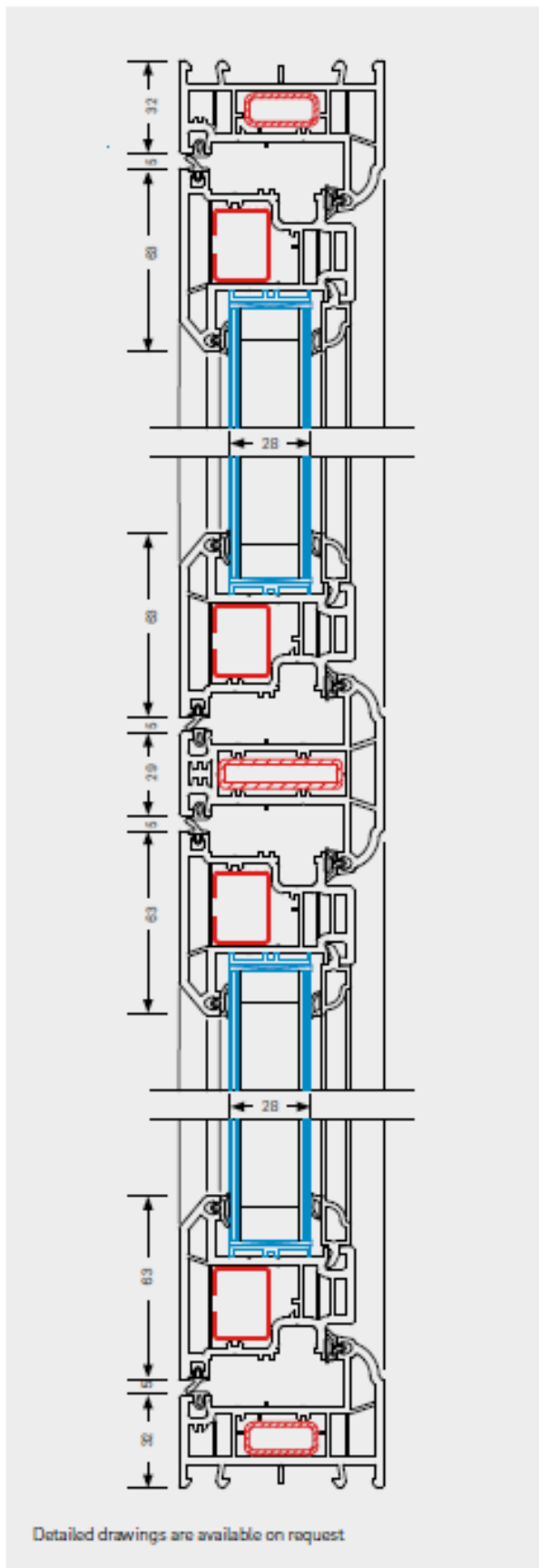
4.01 – The property has no significant features and is listed only because it sits within the original curtilage of Meltham Hall.

4.02 – The proposed works will have no impact on the surrounding buildings. As previously explained it is the adjoining neighbour's intention to change their windows and doors to identical configuration, manufacturer, and colour and have submitted a listed building consent.

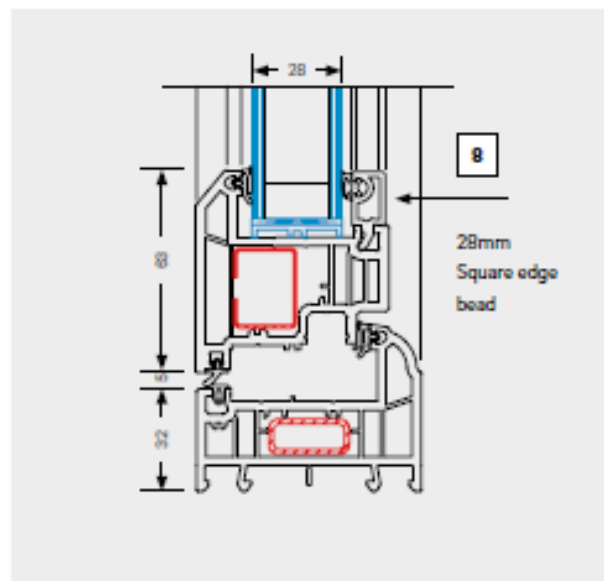
5.0 – Joinery Details

5.01 - 1:10 scale profile drawings are not available but the information below shows dimensioned details of the proposed windows.

Below: Vertical Section



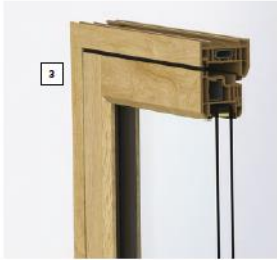
Below: Vertical Section with square edge bead



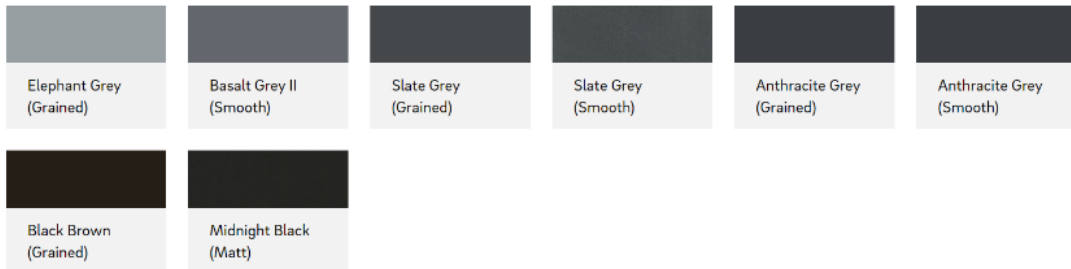
Flush Fit Windows Rio

- ☐ Same Eurogroove position as TOTAL70
- ☐ 28mm Glazing as standard with option for 34mm Triple Glazing
- ☐ Detailed external chamfer for softer aesthetics
- ☐ Three jointing options: Mechanical Joint, Fully Welded & Mech Weld
- ☐ Exceeds weather performance standards as well as PAS24 accreditation
- ☐ TOTAL70 frame detail
- ☐ Optional deep bottom rail profile
- ☐ Square edge bead for a contemporary aluminium look

Feature	Specification
Profile depth	70mm
Maximum sash size	1200 x 1200mm
Thermal performance	1.3 W/m ² K
Maximum sash weight	35kg (Fully Welded) 30kg (Mechanical Joint)
Glass Width	28mm & 34mm
Accreditations	See page 60



The Contemporary Collection



The Timeless Collection

