

Design and Access Statement

Application for Replacement of Existing Timber Georgian Sash Windows with uPVC Georgian Sash Windows

The Eightlands Well, Eightlands Road, Dewsbury, WF13 2PF

1. Introduction

This Design and Access Statement is submitted in support of a planning application and Listed Building Consent for the replacement of **timber Georgian sash windows** with **uPVC Georgian sash windows designed to replicate timber** at **The Eightlands Well**, a Grade II listed building in Dewsbury.

This statement outlines the design rationale, heritage considerations, and access improvements associated with the proposal. The application has been prepared in accordance with the **National Planning Policy Framework (NPPF)**, **Historic England guidance**, and local planning policies in the **Kirklees Local Plan**.

2. Context

2.1 The Building and Setting

The Eightlands Well is a **Grade II listed building** that was originally designated on **15 October 1987** (List Entry Number **1134735**). The listing reflects the building's architectural and historic value as a rare surviving example of Georgian water infrastructure.

The building is constructed of dressed stone, with a symmetrical Georgian façade featuring **timber sash windows**. The windows, integral to the building's historic character, are now severely deteriorated due to natural aging, weathering, and lack of thermal efficiency. The well is located within a semi-urban area and makes a modest but valuable contribution to the streetscape of Eightlands Road in Dewsbury.

3. Proposal

The proposed works involve the **replacement of the existing timber sash windows** with **uPVC sash windows designed to replicate the original Georgian timber design**. The proposal seeks to address:

- **Significant deterioration** of the existing windows due to weathering and rot.
- **Poor functionality**, including stuck or non-operational sashes.
- **Thermal inefficiency**, resulting in heat loss and condensation.
- **High ongoing maintenance costs**, which are unsustainable in the long term.

The new uPVC windows will faithfully replicate the **appearance, dimensions, and traditional sliding sash mechanism** of the original timber windows while offering a practical, durable, and energy-efficient solution.

4. Design Principles

4.1 Appearance

- The replacement windows are designed to retain the **historic Georgian aesthetic** of the building. The uPVC sash windows will include:
 - **Authentic mouldings** and detailing to replicate timber.
 - **Slim profiles** and glazing bars matching the dimensions of the existing windows.
 - **Traditional sliding sash operation** to preserve the functionality and appearance of the original design.

4.2 Materials

- The proposed uPVC windows will closely mimic the texture and finish of painted timber.
- The use of **woodgrain-effect uPVC** ensures visual continuity while addressing the challenges of timber deterioration in a cost-effective way.

4.3 Energy Efficiency

- The uPVC windows will incorporate **double glazing**, significantly improving the building's energy performance by reducing heat loss, improving thermal comfort, and minimizing condensation.

4.4 Heritage Considerations

- Careful attention has been given to balancing **practical needs** with the **conservation of historic character**:
 - The external appearance of the windows will remain consistent with the original Georgian design.
 - The intervention is reversible, allowing for future replacement with timber windows if necessary.
 - The proposal reflects Historic England's guidance, which supports the use of appropriate replacement materials in cases where original elements have deteriorated beyond repair.
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5. Access Considerations

5.1 Physical Access

The proposed works will have no impact on physical access to the building. The replacement of the windows is a like-for-like intervention in terms of size and configuration, with no changes to the existing openings or façade.

5.2 Accessibility Improvements

- While the windows themselves do not directly affect accessibility, the proposal indirectly enhances the **usability and comfort** of the building for occupants by:
 - Providing smoother and more reliable operation of the sash windows.

- Improving thermal efficiency, ensuring a warmer and healthier internal environment.

5.3 Maintenance Access

- The replacement uPVC windows will reduce the **frequency and complexity of maintenance**, particularly for upper-storey windows. This makes ongoing upkeep safer and more manageable for the building's owners.
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6. Justification for the Proposed Works

The replacement of the timber sash windows is necessary and justified for the following reasons:

1. Deterioration of the Existing Windows:

- The existing timber windows are severely weathered and inoperable in places due to rot, flaking paint, and warped frames.
- Retaining the current windows would require extensive repairs, which would not guarantee long-term durability and would incur significant costs.

2. Thermal Efficiency:

- The existing single-glazed windows provide poor thermal performance, contributing to heat loss, condensation, and an unsustainable energy footprint. The proposed double-glazed uPVC windows will dramatically improve energy efficiency, aligning with modern sustainability standards.

3. Aesthetic Continuity:

- The proposed uPVC windows are designed to **match the visual characteristics of the original timber windows**, ensuring that the heritage character of the building is preserved.

4. Sustainability and Practicality:

- The uPVC material offers a cost-effective and low-maintenance solution while ensuring durability and weather resistance. This supports the long-term viability of the listed building.

5. Reversibility:

- The proposed works are reversible. If timber replacements are deemed more appropriate in the future, the uPVC windows can be replaced without altering the structure of the building.
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7. Policy Compliance

The proposal complies with the following key heritage and planning policies:

National Planning Policy Framework (NPPF):

- **Paragraph 199:** Great weight is given to the conservation of the heritage asset. The works retain the historic character of the windows and enhance their performance.

- **Paragraph 202:** The minimal harm arising from the material change (timber to uPVC) is outweighed by the public benefits of improved energy efficiency, reduced maintenance, and the building's long-term preservation.

Planning (Listed Buildings and Conservation Areas) Act 1990:

- Section 16(2): The proposal preserves the building's special architectural and historic interest, ensuring that the character of the listed building is not adversely affected.

Kirklees Local Plan:

- Policy LP35: The works protect the significance of the heritage asset while enabling sustainable and practical use of the building.

Historic England Guidance:

- The proposal aligns with the principle of balancing conservation with functionality, as outlined in **Historic England Advice Note 2**.

8. Conclusion

The proposed replacement of timber Georgian sash windows with uPVC sash windows offers a sensitive, practical, and sustainable solution to the challenges posed by the deteriorated state of the existing windows. The design ensures that the **heritage significance and aesthetic character** of The Eightlands Well are preserved while improving the building's **thermal efficiency, functionality, and long-term sustainability**.

The intervention has been carefully considered to respect the building's listed status, providing a reversible solution that maintains the **historic appearance** while addressing modern needs. As such, the proposal represents an appropriate balance between **conservation and practicality**, and we respectfully request planning permission and Listed Building Consent for the proposed works.