

Heritage Statement.

Replacement windows and new extract grille at 438
Leymoor Road, Golcar HD7 4QF.

Sept 2026.

Heritage Statement.

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1.0 Context.

This statement has been prepared to accompany a listed building application for the replacement of 17 No windows and 1 No pair of French windows and a new extract grille at 438 Leymoor Road, Golcar HD7 4QF.

The dwelling is listed and within the conservation area of Golcar.

The applicant has recently purchased the dwelling and 'inherited' the existing windows and doors which are pvc, save for the front entrance door which is timber and will remain.

2.0 Proposals.

The new windows will be in timber with a paint finish mutually suitable to the LPA and the applicant.

The window profiles are illustrated on accompanying drawings and are suitable for installation within listed buildings in that opening lights will be flush (not storm proofed), ironmongery will be traditional and glass will be slimline double glazed with black glazing bars.

All the above is specified on the accompanying drawing.

Windows within listed buildings are usually requested to be set back by 100mm but this is going to be problematic with this particular application. The existing windows are only set back by around 25/30mm, perhaps because the stone mullions are heavily weathered i.e. to protect them from further weathering.

Internally, the window cill is split level as shown on the cross section on the accompanying drawing. Setting the windows further back will reduce the depth, and therefore affect, of the cill.

It is proposed, therefore, to set the windows back by 50mm from the face of the stone.

The existing pvc French windows to the rear elevation will be replaced with timber, the profiles of which form part of the accompanying drawings, and will be painted the same colour as the windows.

The existing front door will remain as existing.

The existing bathroom does not have an extract fan, which is a requirement under Building Regulations, so the application includes for the installation of a wall mounted grille which will be black in colour.

3.0 Heritage Impact .

The dwelling was listed in July 1985 and the description in the Heritage Gateway is as follows which relates to numbers 434 to 440:

Early to mid C19. Hammer_ dressed stone. Pitched stone slate roof. Coped gables. Stone brackets to gutter over continuous string course. 2 storeys. South East Elevation has: Ground floor; Four doors with stone surrounds. Two 4-light stone mullioned windows (one with 1 mullion removed); two 3-light stone mullioned windows (one with 1 mullion removed). First floor; Six 3- light stone mullioned windows(one with 1 mullion removed). North West Elevation has: Ground floor; One 4-light stone mullioned window (1 light blocked; 1 mullion removed). First floor; Four 3-light stone mullioned windows; one 10-light stone mullioned window (2 mullions removed and 4 lights blocked).

The window configuration remains as existing and the proposed new windows are very much in line with conservation officers usual requirements and so the replacement windows will have a positive impact on the listed building.

Appendix A

Photos.







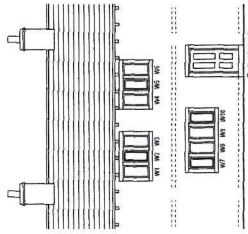
Appendix B

Drawings.

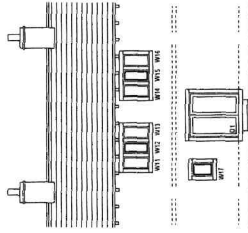
Notes:
1. Drawing not to be the responsibility of contractor.
2. Contractor to pay particular attention to parts of roof and windows at eaves.
3. Any background to be reported to Caine Valley Design.

mm	Scale: 1:20
cm	Scale: 1:200
m	Scale: 1:1000
km	Scale: 1:10000

(When to scale of original plan for : 1:200)

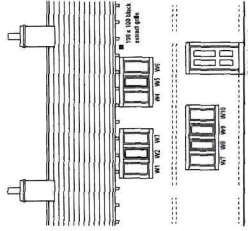


Existing and proposed front/south east facing elevation (1:100)



Existing and proposed rear/north west facing elevation (1:100)

(No change to window configuration)



Proposed and proposed front/south east facing elevation (1:100)

Note:
All window and door frames to be set back min 50mm from outer face of stone wall.

Note:
All double glazed units to have black spacer bars.

Note:
Windows to have traditional butt hinges, stays and fasteners coloured in black or brass.

Note:
Refer to larger scale window section drawings for profiles.



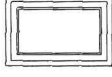
Window elevation on opening light (1:20)

(Windows 2, 5, 8, 9, 12, 15, 17)



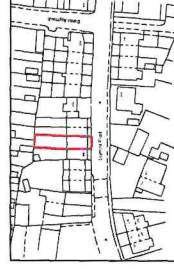
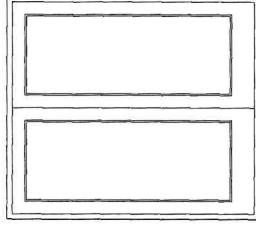
Window elevation on fixed light (1:20)

(Windows 1, 3, 4, 6, 7, 10, 11, 13, 14, 16)

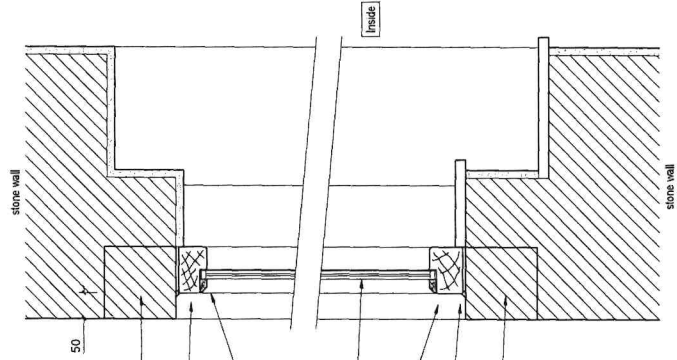


W17 window elevation (1:20)

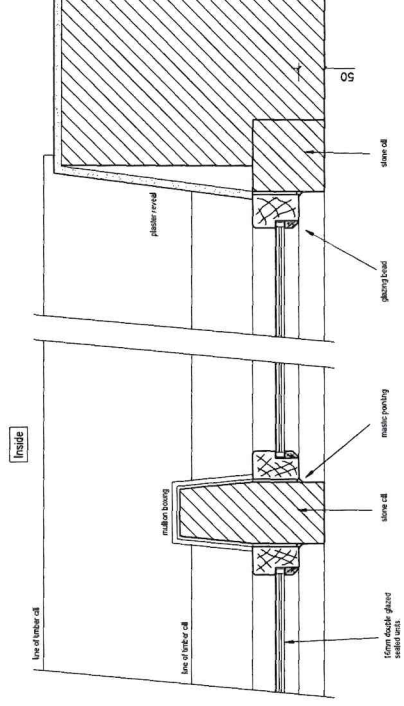
Door D1 elevation (1:20)



Location plan (1:1250)



Vertical section through window (1:5)



Horizontal section through window (1:5)

Note:
Existing windows are set back 25-50mm from the face of the stone.

Rev A 01/10/2026. Of owners amended. Elected plan added.



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Signature: J.A. Mitchell

Project
Replacement windows.

For
Mrs L Beer.

Address
438 Leymoor Road
Golcar
HD7 4QF.

Title
Listed Building Drawing.

Job No.
26 J 36

Drawing number
01 A.

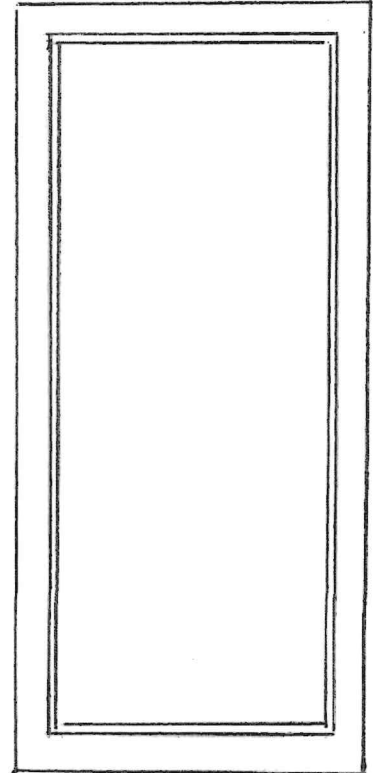
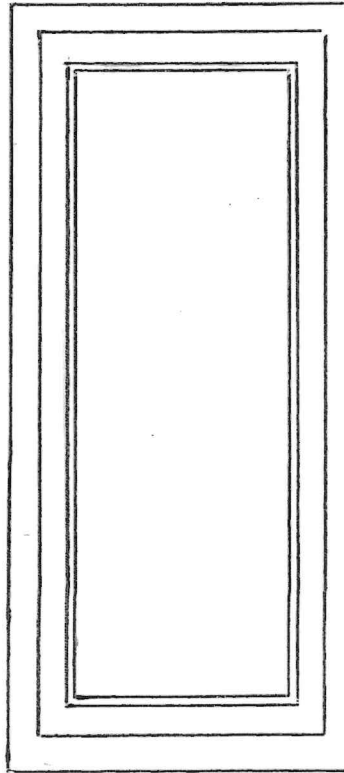
Date
Sept 2026.

OPENING

FIXED

1:10

LOSS

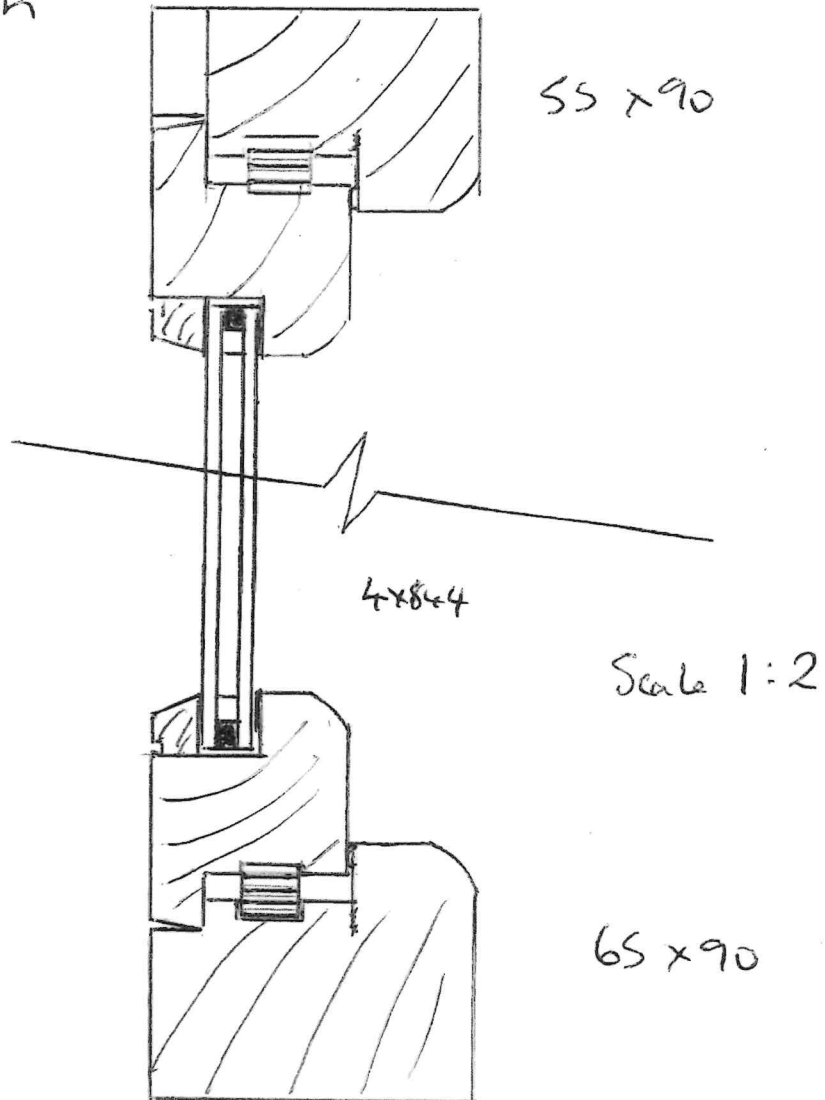


470

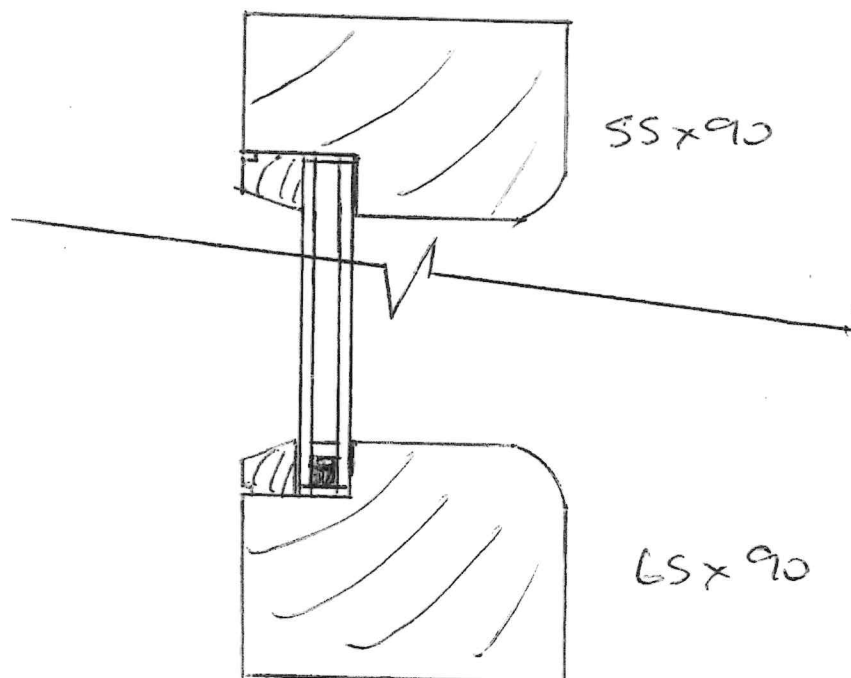
480

WINDOW ELEVATIONS.

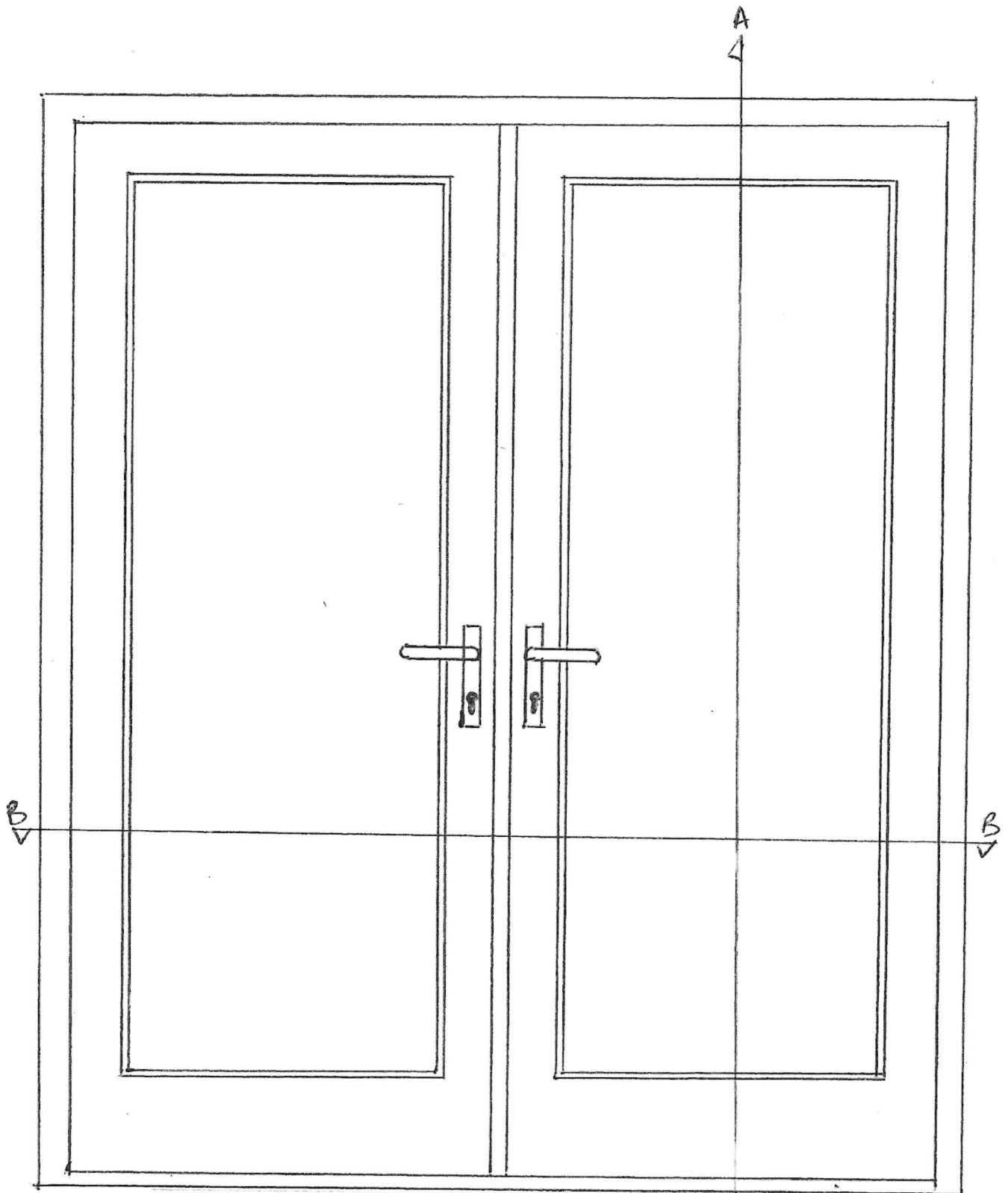
Flush Sash
Opener



Fixed



WINDOW PROFILES.



Scale 1:10

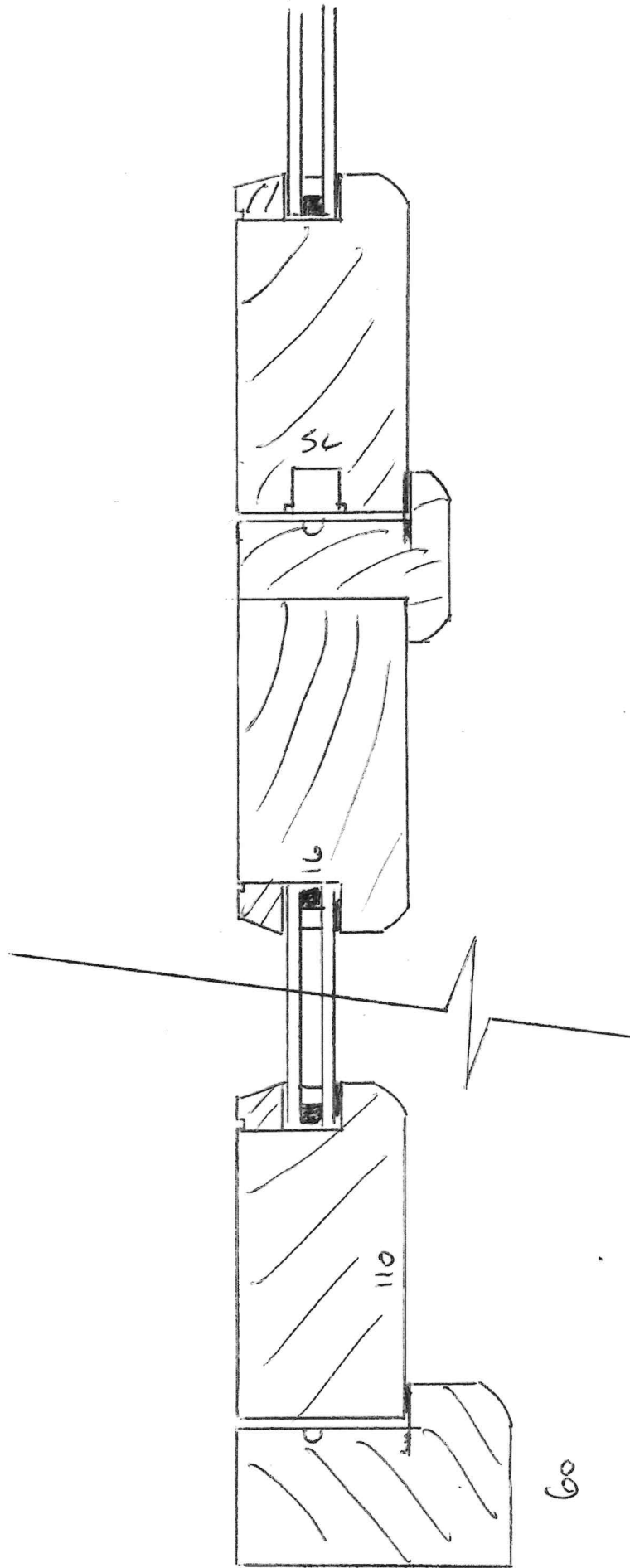
1710 x 2000

FRENCH WINDOW ELEVATION.

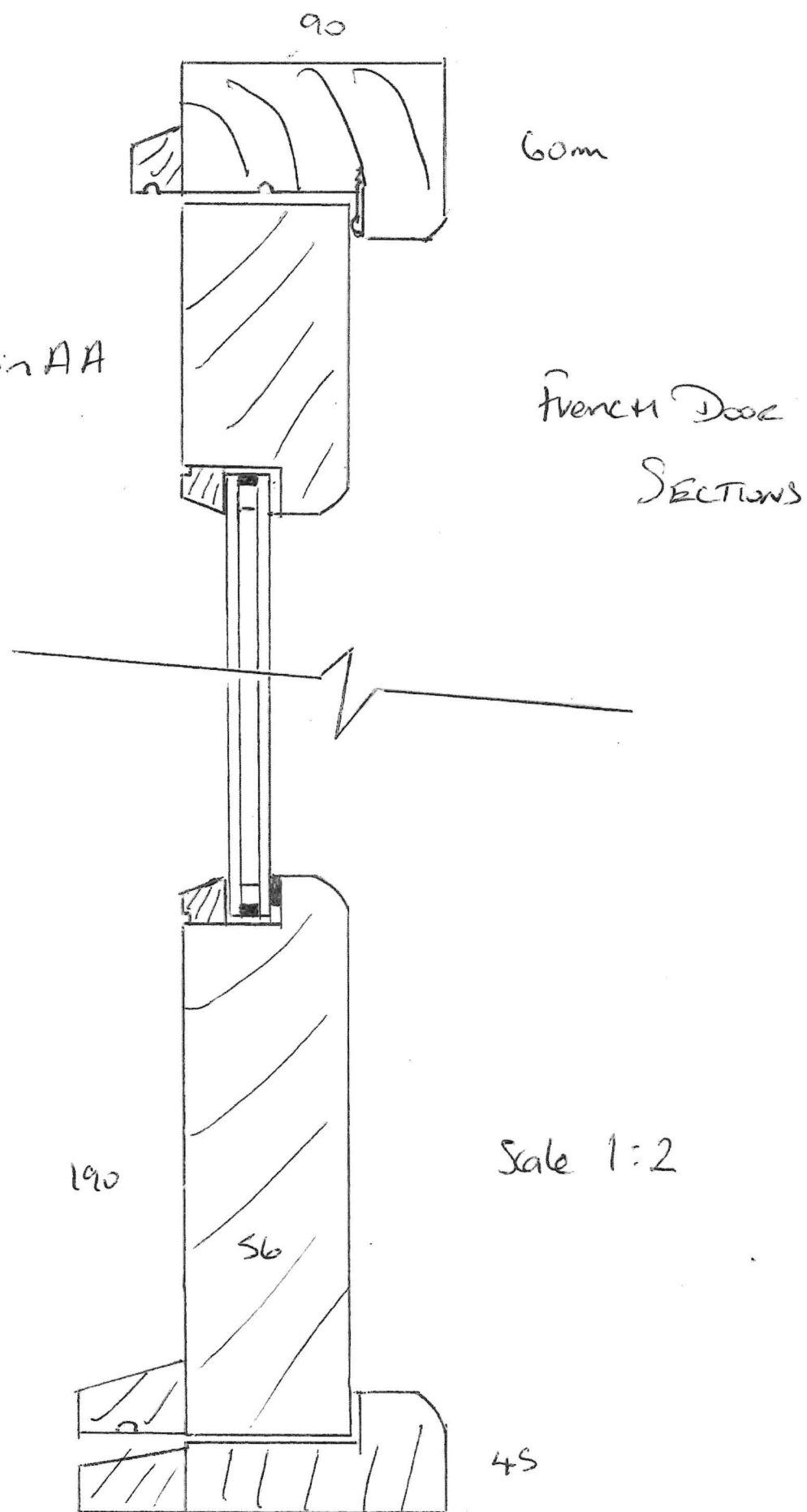
FRENCH DOOR SECTIONS

Section B

Scale 1:2

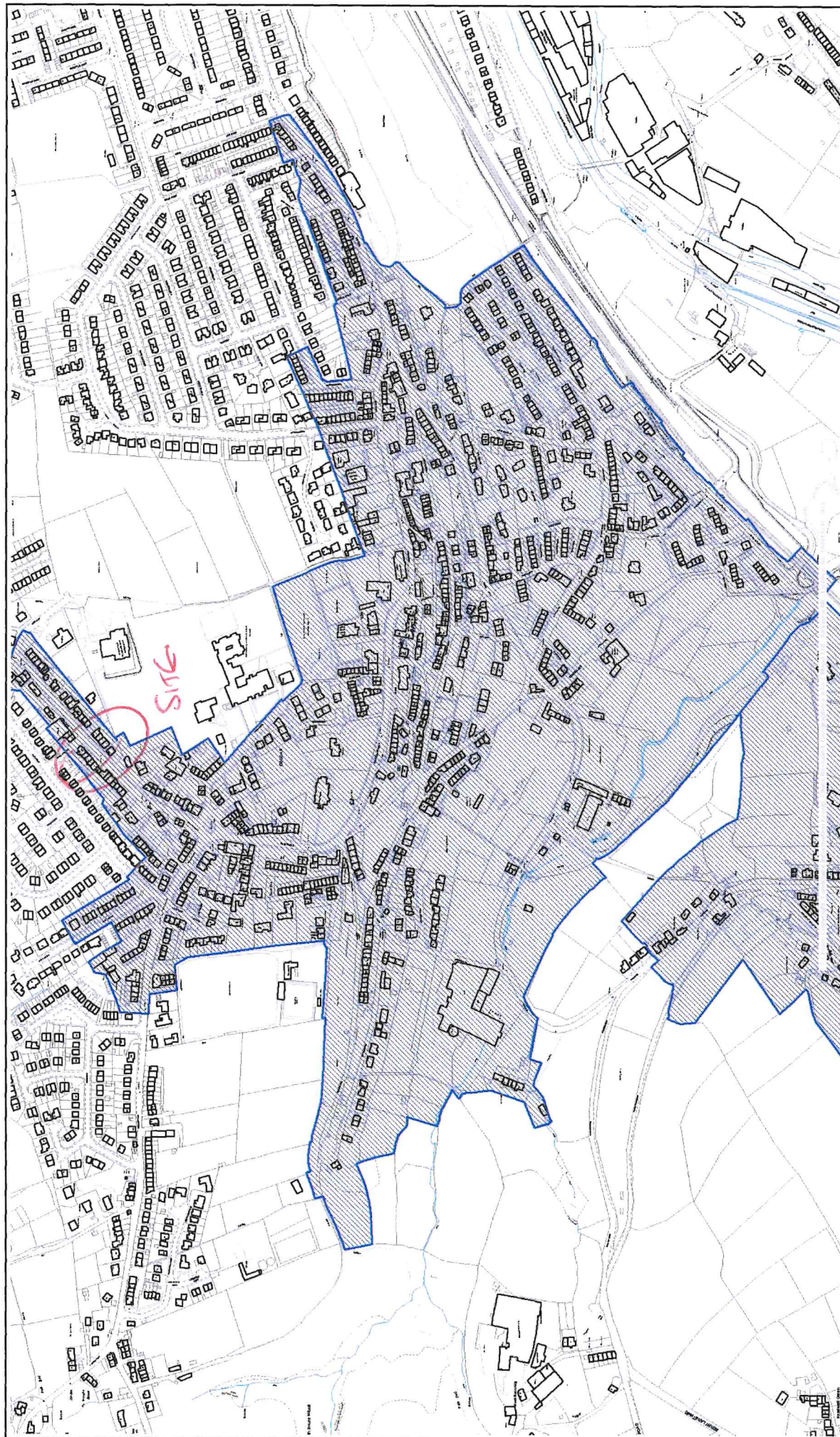


Section AA



Appendix C

Golcar Conservation Area Plan.



Kirklees MC - Planning Service

Scale 1/6000

Date 14/4/2010

OS Grid Ref of Centre = 409752 E 415707 N

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