

HERITAGE STATEMENT

Application 12/05152/HOU - Tower Court, 70 Wharfe View Road, Ilkley LS29 8DU

Replacement of single glazed windows by double glazed windows

Property

The property is one of 10 houses created by a conversion in 2004 of the former All Saints First School, which is listed as a Grade II in 2001 (English Heritage List Entry Number 138 9484) under the Planning (Listed Buildings and Conservation Areas) Act 1990. The List Entry with a description of the former All Saints First School is attached to this statement. It is also situated in a Conservation Area. No other references to this building could be found, e.g. in the WYAAS, Council, Heritage Gateway or NMR, on the basis of an Internet search.

Proposed alterations

Planning permission and consent for an alteration of part of this listed building has been applied for in order to be allowed to replace 4 sets of single glazed windows with iron bar partitionings and openers by 4 sets of double glazed windows with steel partitionings and openers, only within the property that is now 70 Wharfe View Road.

This will be done in such a way that the appearance of the windows and all its components remains unchanged. The new partitioning bars and openers will be in the same place, thus not changing the visible subdivision of the windows in different sections. These bars and openers will also have the same size and (cream) colour. The putty which sets the windows in the stone of the building, which is painted cream on the outside and white on the inside, will be replaced by kit with the same colour. The result will be that from a distance of more than 1-2 meters it will not be noticeable that the windows have been replaced. Therefore this replacement will not be noticeable at all from the outside for any viewer as these windows are on 1st floor level.

Motivation

The character and historic significance of the whole All Saints First School is one of the main reasons we wanted to live here and decided to buy this house within this historic building in the summer of 2012. We fully realise, accept and support the need to preserve this. Therefore we do not want to make any noticeable changes to the appearance and character of this building. For this reason we have only approached a contractor specialized in double glazing of historic buildings; Touchstone Glazing Solutions, and we are willing to spend substantially more on this than for standard double glazing. We understand Bradford Metropolitan District Council has good experience with this company as they did glazing work on the Manningham Library.

The main reasons for the application is improve the energy efficiency of the property, to reduce condensation on these windows (and thus also reduce damp, mould and damage to the areas below these windows due to dripping down of this condensation) and thus bring the living comfort within this historic/old property to present day standards and expectations of this living comfort.

Assessment

Assessing the level of significance of the relevant part of the asset the following observations of the proposed alterations as described above are made in light of the 3 values: 'nature of significance', 'extent of the fabric that holds interest' and 'level of importance of the interest', as identified in Sections 55 - 58 of the Practice Guide supporting the Planning Policy Statement (PPS) 5 – Planning for the Historic Environment.

The All Saints First School is an important building for Ilkley. Many older residents of Ilkley went to school in this building in their youth and it has many (fond?) memories for them. It is also one of the first major historic buildings that can be seen when driving into Ilkley on the Leeds Road/A65 from Otley, thus forming part of the first impressions of Ilkley.

These 4 sets of windows are situated in the central and more prominent part of the All Saints First School and therefore these windows form a prominent and important feature in the appearance of the building, contributing substantially to the visual identification of this building as an old Victorian school. For this reason it is – first and foremost - essential that the outside appearance of these sets of windows remains the same and it does not change the overall historic appearance and character of the whole building.

The alteration in the proposed manner will also:

- conserve parts of these assets, for the benefit of this and future generations as further deterioration of the windows and their surrounding stonework is prevented (section 11 of the Practical Guide to the PPS).
- not affect the nature of the interest or significance that defines the designation and the relative importance of the interest or significance of the listed building and conservation area (section 14 of the Practical Guide to the PPS).
- substantially improve the environmental/energy performance of the property, thus contributing positively to mitigation of climate change (policy HE1, sections 21 to 25 of the Practical Guide to the PPS).
- not have a noticeable impact on the All Saints First School as a heritage asset as care is taken to avoid any changes to the setting and structure of the building and its historic character and appearance (section 70 and sections 178 to 192 of the Practical Guide to the PPS).
- offer several heritage benefits, such as (1) sustaining the significance of this heritage asset and the contribution of its setting, (2) reducing or removing risks to a heritage asset, (3) securing the optimum viable use of a heritage asset in support of its long term conservation and (4) being an appropriate design for its context and making a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment (section 79 of the Practical Guide to the PPS)
- not affect the setting of this heritage asset (sections 113 to 124 of the Practical Guide to the PPS).