

**Replacement of existing doors and windows with similar PVC windows and doors
Meadowside, Ings Lane, Low Bradley, Keighley, BD20 9DW**

Applicant – Mr Philip Wood

Application Ref 2021/22658/HH

HERITAGE STATEMENT

Introduction:

This Statement is to provide additional information in support of the accompanying planning application as stated in the heading

Location:

Meadowside is located at the rear of a small parking area adjacent to Royd Mews in Ings Lane. The property was built in 2008 on the site of an older industrial building.

Existing Use:

The existing building is used as a residential dwelling for the applicant.

The front of the property is partly hidden from the road by Royd Mews. The closest point of the property is approximately 15 metres from Ings Lane.

The site is accessed via right of way through the car park.

Site & Surrounding Area:

Ings Lane is composed of a variety of different styles of building, ranging from the large Bradley Mill and the smaller Royd Mill (both converted to residential use) to terraced houses of various ages and styles.

Most of the buildings are of stone with blue slate roofs. There is no consistency in the style of windows, with many having been replaced with pvc windows.

To the rear of the property is an open field with a few buildings around the edges of the field. These were probably built in the 1960s. Most, if not all, appear to have pvc windows.

Assessment of Heritage Significance

Although the conservation area covers the whole of the old part of the village, within this area there are a number of newer properties, including Meadowside. There is no consistency to the architectural styles in the village. There is a general consistency in the use of stone and rendered walls, and blue slate for roofs. Over the years many of the houses have had replacement pvc windows fitted.

Assessment of Impact

It is considered that the windows will be similar enough to the existing ones as to be virtually unnoticeable in terms of design. As the house is set back some 15 metres the use of pvc will have minimal impact in visual terms. It could even be seen as an improvement as it will be virtually maintenance free.

Although the front door would change from the current two pane design to a single pane of patterned glass, this would have very little visual impact. The door is partly hidden from the street by Royd Mews and is more than 20 metres from the pavement. The glazing will remain as level 5 obscured so there would be no overlooking impact on anyone.

The back door would similarly change from two panes to a single pane to allow more light in. Since this door is not visible from the main road there would be no visual impact at all. Given the height of the rear garden and wall, the door would be mostly hidden from the neighbours to the rear.

The design of the French windows would change slightly in that the lower part of the door panel would not be as high as the existing design but would be more symmetrical. This minor change will not be visible from the street due to the existing garden walls.

Justification and mitigation strategy

The conservation status relates to a large extent to the layout of the village, and the consistency of the use of stone for the buildings and walls. The fact that a large number of the buildings have already had replacement

pvc windows means that the consistency of material use has been lost. Given that Meadowside was built in 2008/2009, the use of more modern materials could be justified on the grounds that this was a more appropriate material.

As the house is set back from the road and partly hidden behind Royd Mews the use of pvc will have minimal visual impact. Despite the fact that the windows and doors are only about 12years old, some of them have deteriorated badly. Some windows are already showing signs of water ingress into the wood, despite regular painting. Some of the double glazed window panes have blown and will need to be replaced. The French windows have warped badly and are virtually impossible to open and shut, impacting on the use of garden. The rear door has also suffered from the weather and will need to be replaced.

The design and materials are considered to be as much in keeping with the existing modern building as the current ones and will have little to no impact on the conservation area.