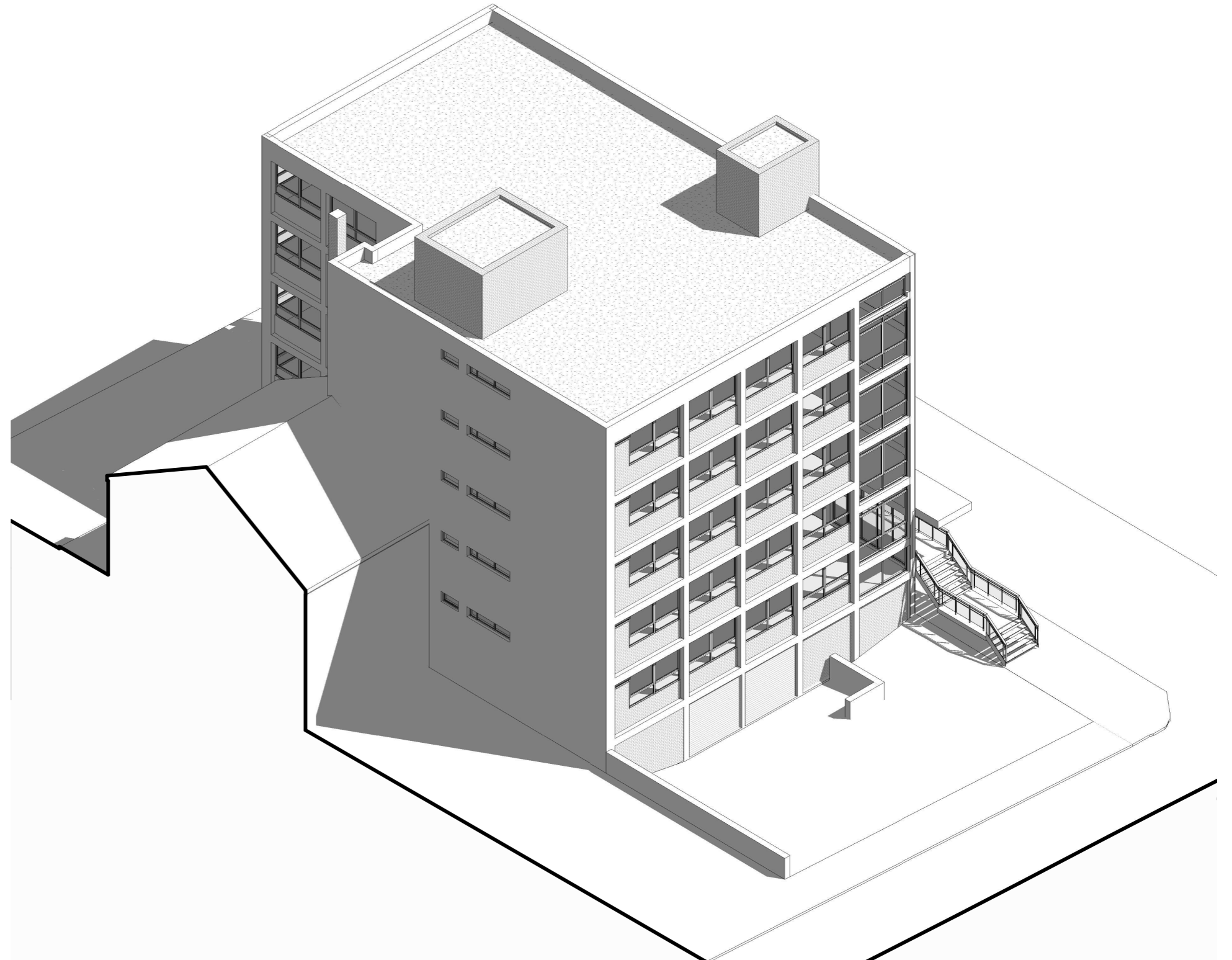
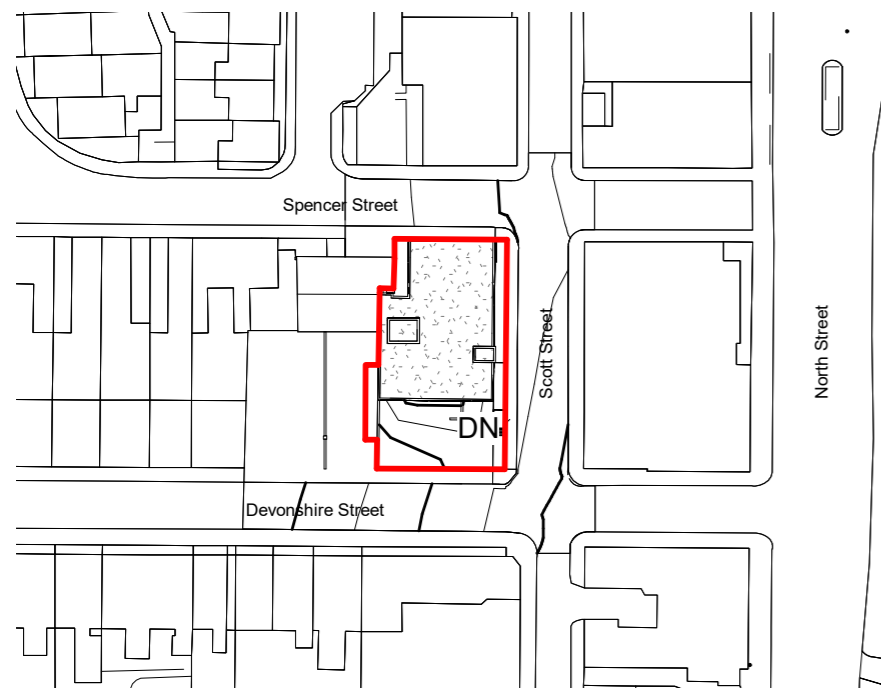


Existing Site

- New Devonshire House in a 5 storey commercial building with undercroft parking, on Devonshire St, Keighley.
- Devonshire St runs off North St, one of the main commercial streets in Keighley.
- Built in the 1970's, the building was built on a concrete frame with reinforced concrete floor plates, and a bitumin covered flat roof.
- The external walls are a mixture of brick infill panels and large glazed panels.
- The west façade of the building is rendered with smaller glazed slot openings to protect the building from the prevailing winds.
- Over time this rendered finish has been replaced and repaired many times, but continues to fail resulting in a porous west façade and rain.
- This building failure now means that many areas within the building can no longer be let out

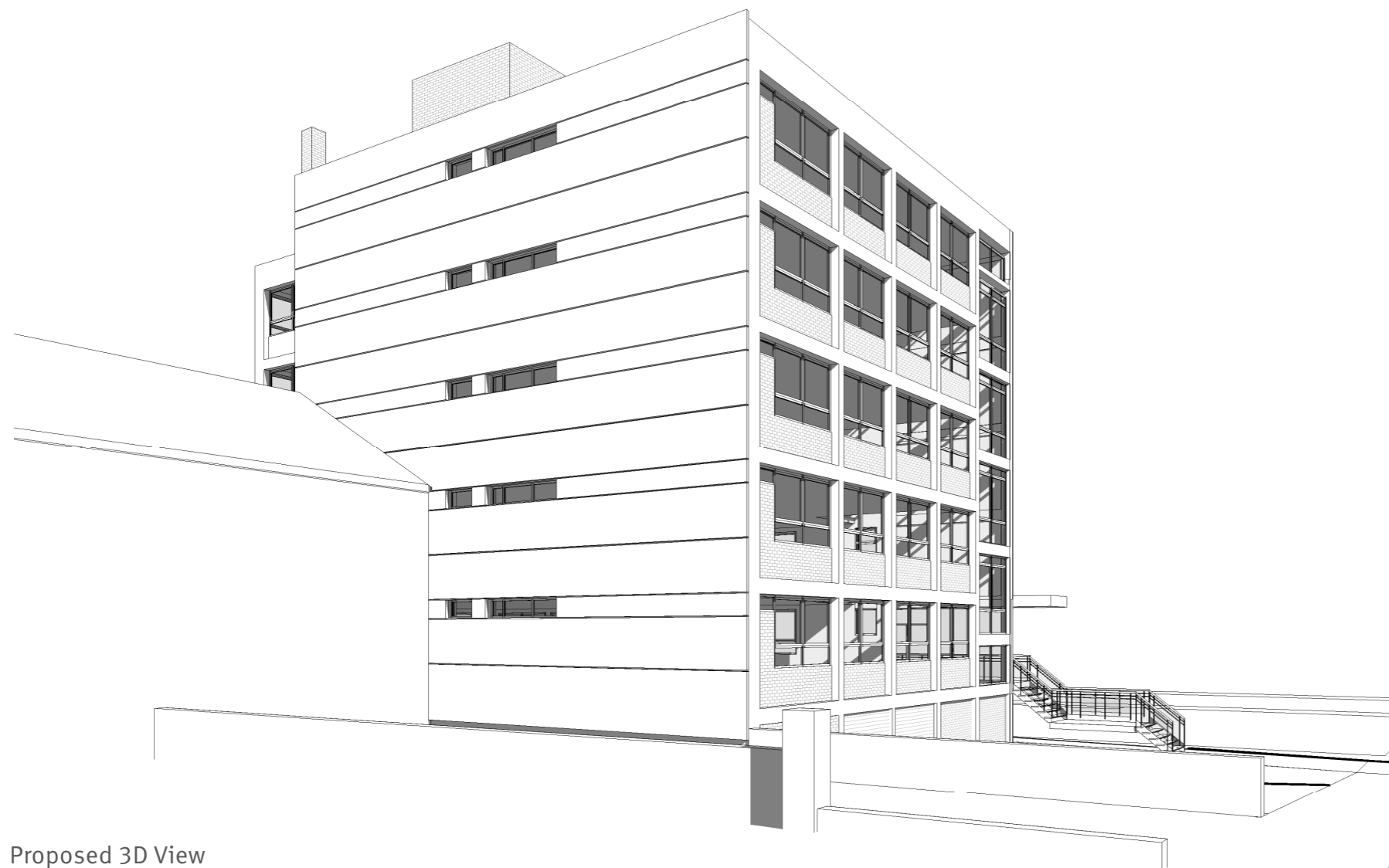


Existing Images



Site Strategy

- We propose to clad the entire west façade facing towards Devonshire Street with an insulated aluminium composite cladding system to better waterproof this façade and enable all the building floor space to be utilised again.
- The insulated system will also greatly improve the buildings' thermal efficiency, in turn leading to more affordable rental costs.
- Updating this façade will help to extend the existing 50 year old buildings life span.
- Cladding system to be used is Kingspan QuadCore AWP Microrib Wall Panel
- Colour will be Grey (New Anthracite)
- Please see Kingspan description regarding fire rating of specific product.



Proposed 3D View

Heritage Asset

- New Devonshire house is shown in the Keighley conservation area appraisal to be within an area providing a negative contribution to the character of the town.
- Although adjacent to a number of listed buildings the elevation where the proposed works are taking place is West facing and facing away from the centre of the town.
- The West facing elevation stands out to those driving down Spencer Street and New Devonshire House into the town centre. By re-cladding this elevation there is an opportunity to improve this gateway into the town.
- The proposals will have no impact on the other elevations and as such will not affect any views out of the town centre.
- New Devonshire House currently has a low level of importance within its surroundings. It is set back on a secondary street away from the primary thoroughfare.
- The proposals effect the elevation which displays the lowest significance on the building as it is facing away from the primary centre of the conservation area.