Lisa Clarke

From: planning@hinckley-bosworth.gov.uk
Posted At: 04 February 2009 13:33
Conversation: ConsulteeAccess for Planning - Application Comments (09/00003/LBC)
Posted To: Planning Application Comments

Subject: ConsulteeAccess for Planning - Application Comments (09/00003/LBC)

ConsulteeAccess for Planning - Application Comments (09/00003/LBC)

"conservation officer HBBC" has used the ConsulteeAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for ConsulteeAccess comments submissions.

Comments were submitted at 04/02/2009 13:33:21 from IP 192.168.0.3.

Application Summary

Application Number:
09/00003/LBC

Address:
Atkins Bros Ltd
Lower Bond Street
Hinckley
Leicestershire
LE10 1QU

Proposal:
WORKS TO WINDOWS/OPENINGS (INCLUDING REPLACEMENT), FLAT ROOF COVERING UPGRADE, LIGHTNING PROTECTION, BRICKWORK AND TIMBER CLEANING AND REMOVAL OF REDUNDANT BUILDING SERVICES

Case Officer:
Cathy Horton

Customer Details

Name:
conservation officer HBBC

Address:
hbbc

Postcode:

Email:

Phone Number:

Comments

Submission Type:

Comments:
Former Atkins factory, Lower Bond Street, Hinckley Conservation Officer's Consultation Response.
This is an intermediate application to enable certain works which are critical to the

programme, to be undertaken prior to the main application for development on the site, being submitted. A Level 3 historic building survey has previously been completed by the University of Leicester Archaeology Section which has recorded the historical development of the factory and key features. As part of this current application a heritage statement has also been provided by ULAS which fully justifies the proposed changes and supports the work to be undertaken.
The areas of work under consideration with this application are:
The windows: Hosiery factories generally have very plain elevations and the main features which give character to the buildings, are the windows. It is important that any work proposed to the windows is fully justified and very carefully considered to avoid changing the appearance.
This building has a mixture of cast iron, steel and timber windows. Along the Lower Bond Street frontage, the principle levels have large timber sash frames, some of which, in the recent past, have been modified to allow the bottom sash to tilt. On this elevation, only the top floor and lower ground level, where the windows are currently concealed externally by rendered brickwork, are of metal construction. On the Baines Lane frontage and the rear elevations, most windows are of cast iron or steel.
A detailed survey of the metal windows has been jointly carried out by a metal window specialist, the architect and the Conservation Officer. This established the condition of each window, considered alternative solutions and identified treatment. The window specialist is known to the Conservation Officer and has successfully completed metal frame repair contracts on other heritage buildings which have been grant aided by English Heritage.
The metal windows are generally in good condition and in most instances will be refurbished by cleaning off paint films, and easing hinges and catches. A few frames have sustained mechanical damage or damage due to sills rusting which is preventing opening lights from opening. Where possible, these windows will be repaired by cutting out the affected section and inserting a replacement. Where windows are damaged beyond repair, the metal sections will be carefully salvaged and used to repair other less damaged frames, or to make up replacement windows. Where this is not possible, closely matching new metal sections will be introduced. New windows will be inserted only where it is considered that they are essential to introduce natural light into important areas or to replace a component, which before the demolition works linked to another building. In all cases a brick lintel provides evidence that a window previously existed in the same location. New windows will also be fitted into openings formed in the northern gable wall on Upper Bond Street. Here, evidence of brick lintels in the gable and a historic photograph which predates the construction of the factory extension which adjoined this gable, has confirmed these windows previously existed.
The timber sash windows are generally in good condition and where repairs are necessary such as replacement part sills; this will be done in matching sections and timber. The repair will be carried out ensuring minimal loss of historic fabric. In all cases the bottom sash will be secured closed because of the potential danger to users due to their low sills. A removable clear film will also be added to the glass for additional security. The top sash will be refurbished to ensure it opens easily on its original weights and chains which in all cases, are believed to be still in position.
Where the glazing is sound, it will be retained. Only where it is damaged will it be replaced with a similar thickness. The ironmongery in most cases remains in place and will be refurbished. Where it is broken or missing it will be replaced with a similar fitting.
The architect's drawings of the elevations specify the approach to be adopted for each window.
Requirements:-Method statement for refurbishment of timber sash windows, sample timber window for approval, schedule of ironmongery and samples for approval where replacement is necessary. Samples of glass proposed where replacement is necessary. Sample new metal window, Paint specification and colours, Detail section through jamb, head and sill and adjacent brickwork including bonding where opening to be formed or modified for new window.

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