

From: Paul Grundy
Sent: 31 October 2025 12:57:59 UTC+00:00
To: "Emma Baumber2" <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: 25/00890/DISCON 23C Wood Street, Hinckley - comments on materials, windows etc.

Hi Emma,

Hope you are well.

I noticed we have another DISCON in for various conditions at 23C Wood Street.

For condition 22 and the conversion:

- Are we happy with the metal cladding being used for the stairwell rather than timber as approved? I don't have too much of an issue with this as the metal cladding will match that the roof extension and has an 'industrial' appearance which perhaps reflects the site context better than timber cladding
- I don't like the UPVC window product proposed for the replacement windows.

The existing windows are slim steel framed windows typical of a mid-20th century industrial building and a key part of its character. It is a challenge to specify replacement windows for residential conversions with a central opening light, as with the replacements being double glazed all constituent parts of the frame need to be bigger to house the opening light and the glazing, so this will provide any window with a bulkier appearance than the existing. However, the current window product proposed is noticeably bulky, and the angled glazing bar profile will exacerbate the issue from a visual perspective. I would strongly recommend a higher quality and slimmer profile window product is sourced to ensure the windows have a satisfactory appearance – this would most likely be an aluminium rather than UPVC framed product. The aluminium framed products will likely be more expensive than UPVC, so perhaps a pragmatic option would be for aluminium frames on the front elevation to Wood Street and the side elevation to Priory Walk (with those elevations being visible within the conservation area street scene), and UPVC windows as proposed on the rear elevation to the car park. Please let me know your thoughts

For condition 23 and the new build:

- The same UPVC window as for the conversion is proposed. The existing windows on this earlier element of the factory are cast iron windows with slim, projecting, multi-glazing bars. Whilst a projecting glazing bar on the new windows would reflect the historic detail I do again have concerns that the glazing bar will be bulky and not have a slim profile. The window example also indicates a central opening light set within two horizontal and vertical glazing bar sections. There are a differing sizes window openings over the existing building that are to be largely replicated on the replacement building as per the approved elevations. Is the arrangement and number of glazing bars as per the approved elevations to

be replicated, with the details submitted for the DISCON being an example only? Whilst the multi-glazing bar detailing would be desirable to replicate in the new window, as above if a bulky glazing profile is proposed it will result in a window of poor sight lines, being dominated by the window frame and bars rather than glazing areas. Whilst not ideal, would a slimmer glazing bar set within the double glazing provide an improved appearance? Again please let me know your thoughts before this is put back to the agent. Another consideration could be alternatives to the central opening light. This may be depending on Building Regulations requirements, but could one single top hung opening light with restrictors be used, with slim integral or plant-on glazing bars. Again, please let me know your thoughts before this is put back to the agent.

- It would be preferable that a natural slate as a traditional material for the conservation area is used for the roof rather than a concrete tile, but the concrete tiles proposed do have a profile and colour relatively similar to the Welsh slate of the existing building, so this detail is likely acceptable

For condition 33/34 (boundary treatments):

- What type of new 1100mm high fencing facing towards Priory Walk is proposed?

In my opinion all other materials as proposed for conditions 22 and 23 and the landscaping details for conditions 33 and 34 are acceptable and would preserve the character and appearance of the conservation area.

Please let me know your thoughts on cladding and the windows.

Many thanks,

Paul Grundy

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