



CLEMENT STEEL WINDOWS PRESERVE HERITAGE APPEARANCE IN CHANGE OF USE DEVELOPMENTS

Converting an old building is a time-consuming challenge at the best of times; when the conversion also involves a change of use, getting the relevant planning approval and warranties can appear to be an insurmountable hurdle.

UK planning laws are notoriously difficult to navigate. As a general rule of thumb, planning permission is not needed when the existing and the proposed uses fall within the same class of use (for example, a greengrocer's shop can become a shoe shop) or when the Town and Country Planning (General Permitted Development) (England) Order 2015 allows a change to occur (for example, a restaurant could become a shop). But while a change of use might not need permission, any external building work associated with a change of use may still require planning permission.*

As with any planning application, individual circumstances dictate. A Listed Building or a property within a Conservation Area or an Area of Outstanding Natural Beauty may come with restrictions when a change of use is proposed and local planning authorities remove permitted development rights in certain areas, so it is imperative that the local council is consulted before considering any work.

The good news is that with a considered, planned approach and by working with the structure and design of

the building rather than against it, heritage properties can be changed into truly beautiful homes, schools and public spaces.

One of the features of an old building that planners are often averse to changing dramatically is the windows. As a result, it is difficult to get approval for additional openings and new windows usually need to match the original fenestration so that the exterior materiality is not affected.

At Clement Windows Group, several of the new steel window ranges on offer are manufactured specifically for restoration projects where the pattern of the original fenestration is to be maintained or a traditional appearance is required. With Listed Buildings there are often restrictions in relation to any change to the roof line too, so Planning and Conservation Officers would require any proposed skylights to sit discreetly in the roof and to be in a traditional style. Clement Conservation Rooflights are styled to look like Victorian originals and come in two profiles, one for slate and one for tile roofs, ensuring that when installed they sit level with the line of the roof.

Main picture, The Sanctuary, St. John's Hill, Battersea, London.

The following are a few examples where steel windows and conservation rooflights have been installed into change of use refurbishment developments with stunning results.

Church to Apartments – The Sanctuary

Redundant churches can make wonderful conversions. Prior to 1969 it was unlawful to develop a church for a different use, but since then a number of stunning developments have taken place, the majority of which have been converted for residential living. Planners generally do not allow any alterations to be made to the exterior of the church building and they are particularly keen that the windows and doors should be restored to look like the originals.

The Sanctuary in St John's Hill in Battersea, South West London is a 19th century Listed Building which was previously known as St Paul's Church. Built in the Gothic style in a lofty position at the top of St John's Hill, with views across Battersea to central London, the church remained largely as when it was first built. The James Laurence Group worked very closely with the London Borough of Wandsworth's Planning Department to convert the church into four luxury apartments and one stunning new build house with new steel windows and conservation rooflights provided by Clement Windows Group.

Planners at the London Borough of Wandsworth worked closely with the developers to ensure the right specification of window was chosen for The Sanctuary and after much consideration Clement EB24 steel windows were selected.

The bespoke demands of the project meant that two steel window ranges, sometimes within the same aperture, were required to achieve the exact look of the original building. Both the EB24 and W20 steel window ranges were fitted to create the beautiful shaped windows which include club heads. A variety of rooflight shapes and sizes were also chosen to suit the different room requirements, including Clement 3, 4, 5 and 6, which were fitted with matching brass 300mm hand winders to complement the interior design. A slate profile was specified to achieve a flush finish on the exterior of the building.

Hotel to School – Stepping Stones School

Undershaw in Hindhead in Surrey was the home of Sherlock Holmes creator Sir Arthur Conan Doyle between the years 1897 and 1907 and where he wrote many of his most famous works, including The Hound of the Baskervilles. The original red brick house was commissioned by Conan Doyle as somewhere his wife, Touie, who was suffering from tuberculosis could convalesce and the windows were deliberately large and south facing so that she could benefit from the celebrated South West Surrey light and air.

Subsequent to Conan Doyle's ownership of the Grade II listed property it was turned into a hotel, but when the hotel was closed down the building quickly fell into disrepair. For years it was the subject of various planning applications which a number of pressure groups including members of Sir Arthur's family ardently fought. In 2014 the house was purchased by the David Forbes-Nixon



Above, Various Clement rooflight sizes were chosen for The Sanctuary in Battersea. Clement 6 rooflights are shown here - their long rectangular shape creates a major design feature.



Above, A great deal of thought went into deciding the perfect colour to ensure the new steel windows perfectly matched the originals. Eventually RAL 1015 Light Ivory (matt) was chosen as the right finish. Photography by Laura Kelly, LSK Photo.



Above, New Clement EB14 steel windows were specified to replicate the original windows at Sir Arthur Conan Doyle's previous residence. Photography by Laura Kelly, LSK Photo.

Charitable Foundation for Stepping Stones School, a school for children with special needs, and underwent a massive restoration project.

Main contractor O&D Construction chose Clement EB14 steel windows as the best window range to replicate the original fenestration, because as Michael O'Brien of O&D commented; "The windows by Clement faithfully replicate the originals, letting in as much natural daylight as possible, providing a spacious, bright and positive environment for the students."

Great care was taken to ensure a perfect colour match with the original frames, and even a specialist silicone was chosen to complete the look. Duplex handles were fitted to some of the windows for ease of reach, together with restrictors for safety.

Priory to Luxury Private Residences – Bentley Priory

As the name suggests, Bentley Priory in Stanmore in the London Borough of Harrow was originally a priory, home to a cell of Augustinian Friars thought to have been founded in 1170. Following the Dissolution of the Monasteries it was briefly owned by Henry VIII; in 1789 it became home to the 1st Marquis of Abercorn in 1789 under whose tenure the priory was extended and refurbished by Sir John Soane; and since that time, parts of it have been a hotel, a girl's school and an RAF station which played an important role in the Battle of Britain as the headquarters of Fighter Command.



*Above, Conservation Rooflights by Clement lie beautifully flush with the roofline, even on slate roofs.
Photos by Paul Ecclestone of ArtHouse Digital.*

City & Country were responsible for turning the hotel that operated from the Grade II* listed property and adjoining buildings into an exclusive selection of exquisite apartments, duplexes and villas set within 57 acres of stunning parkland. City & Country chose the Clement 6 range of conservation rooflights in a slate profile to ensure a flush finish with the roofline on the exterior of the property as well as a sophisticated look to match the luxurious feel of the rooms inside.

Top hung with 300mm chrome pole winders, the rooflights flood the living areas with an abundance of natural light.



*Above, Clement 6 rooflights let in masses of light and create a stunning look within this living space.
Photos by Paul Ecclestone of ArtHouse Digital.*



Above, As everything Clement manufacture is bespoke, the possibilities for steel screen configurations are endless. A number of different styles were produced for Dimsdale House. Photographs supplied by Cherie Lee Designs, photography by Ray Main www.raymain.co.uk

Pub to Interior Designed Apartments – Dimsdale House

Originally a coaching inn, then a public house, the Dimsdale Arms, Dimsdale House in Hertfordshire is a Grade II Listed Building with a number of striking architectural features. Named after an 18th century pioneer of inoculation and later Tory MP, Dr Thomas Dimsdale, the building was converted into student accommodation and then into apartments, in close liaison with the local Planning and Conservation Officers.

Interior designer Cherie Lee wanted to introduce on trend industrial style internal steel screens into her design scheme for one of the apartments. Working very closely with Cherie and the relevant building inspectors, Clement finalised a steel screen design which suited everyone's requirements.

Manufactured from the Clement W20 range of steel sections with genuine 'T' bars in RAL 7021 black grey in a matt finish, the steel screens introduce a striking feature and perfectly complement the décor of the apartment. Added to this, the use of steel screens internally allows maximum solar gain as well as a creating the illusion of extra space.

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Steel Windows and Doors by Clement

Crafted by experts in steel window fenestration and building conservation. Clement make high quality bespoke steel screens and doors. Manufactured by our skilled professionals to your specific requirements, Clement's steel frames meet modern performance criteria by complying with current Building Regulations and will enhance the beauty and value of your home for years to come!





superb steel windows, doors and
conservation rooflights

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Cinema to Restaurant – Strada

The Victoria Works Building in Harpenden in Hertfordshire was built in 1913 and was one of England's first cinemas, the White Palace Cinema. Operating as a cinema until 1934 it was subsequently home to a number of local businesses and in 2010 the building was selected by the Strada restaurant chain for their new Harpenden branch.

According to architect Tom Scott of The Macmillan Scott Practice: "It was necessary to ensure that any new windows fitted were in keeping with the overall look and feel [of the building]. With their slim profile and traditional appearance, Clement's EB24 steel windows were selected for installation in seven of the large windows in the building."

The Conservation Officer required like for like replacement windows in other areas of the building and the Clement W40 range was chosen for these. The Clement EB24 range created the stunning feature curved windows for the front elevation which fills the space with masses of natural light.

The experienced team at Clement is used to working with conservation professionals on a broad range of projects involving a conversion or change of use to ensure the right fenestration specification is selected. Clement Windows Group provides a complete service, from the provision of technical drawings through to manufacture, installation and after sales support. All Clement windows are produced entirely from 100% recycled steel and generally Part L compliant and they meet the latest performance requirements for insulation, weatherproofing and security. Clement Conservation Rooflights are available from stock in eight standard sizes, delivery is within a matter of days and if one of the standard sizes does not fit, bespoke rooflights can also be made. The range has received fantastic independent test results for air, wind and rain performance and comes with a selection of beautiful accessories.

* Source: www.planningportal.co.uk

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Below, What once was the Victoria Works Building in Harpenden now boasts Clement EB24 and W40 steel windows.

