

Heritage Statement

Northlight Architecture Ltd
The Media Centre
7 Northumberland Street
Huddersfield
HD1 1RL

NORTHLIGHT
ARCHITECTURE LTD

Project:	Proposed extensions & alterations to: 246 Flemminghouse Lane Almondbury Huddersfield HD5 8TY	Date:	February 2017
		Pages:	1
		Ref:	16-0905/ Heritage Statement

Assessment of significance

246 Flemminghouse Lane is a Grade 2 listed building; the list entry summary states the following: -

List entry Number: 1212504

Grade: II

Date first listed: 29-Sep-1978

Date of most recent amendment: Not applicable to this List entry.

Details

FLEMINGHOUSE LANE 1. 5113 (West Side) No 246 SE 1715 40/561 II 2. Early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. One 3-light stone mullioned window on 1st floor. One 3-light and one 2-light stone mullioned window (mullion removed) on ground floor.

Listing NGR: SE1752115564

The building has undergone some change from the date first listed, namely the addition of a single storey extension to the side of the house, and a detached garage within the grounds. Internally there is evidence that internal partitions have been added to form a lobbied area immediately inside the front entrance door and a modern kitchen added with false brick fireplace.

Heritage impact assessment

- The proposed 2 storey/ single storey extensions are located to the rear of the existing house, in an area of the grounds which are rarely used or seen. These additions would not affect the principle elevation of the house in any way, and have minimal impact of the side elevations.
- Because ground levels rise steeply to the rear of the property, views of the rear of the proposed extensions will be limited.
- The proposed design and materials will be sympathetic with those of the original house, and the proposals will enhance the visual appearance of the existing building.
- The removal of the existing lobby wall will have minimal impact on the heritage of the building – it is understood that this wall is a later addition. The relocation of the kitchen into the modern side extension allows many of the original features of the vacated space to be reinstated.

Justification

- The proposed extensions provide much needed additional space for a growing family, whilst providing better proportioned living areas and kitchen with better internal circulation and links to external spaces.
- The siting of the proposed extensions in an unused/ rarely seen area of the site allow for the provision of this enlarged/ improved accommodation, whilst preserving/ enhancing the visual appearance of the existing building.

PRIVACY AND CONFIDENTIALITY NOTICE

The information contained in this memo is intended for the named recipients only and may contain privileged and/or confidential information. If you have received this memo in error, please notify us immediately by telephoning the number above. We request that you do not copy, retain or distribute or take any action other than to inform us of the error, please then destroy the message. We thank you for your co-operation.