

Heritage Statement

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



Project: Proposed extensions & alterations to:
246 Flemminghouse Lane
Almondbury
Huddersfield
HD5 8TY

Date: April 2017

Pages: 3

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.
- The proposed 2 storey extension is set in from the gable wall on the east elevation and eaves and ridge lines set at a lower level to the host building. This ensures that the proposed extension is subsidiary to the host building.
- Because ground levels rise steeply to the rear of the property, views of the rear of the proposed extensions will be limited to the first floor and roofline only.
- 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.
- Glazed elements of the proposal (kitchen doors/ glazed extension to the living room) will be in aluminium, meaning frame sizes can be minimised (refer to example photographs below)
- The removal of the existing internal lobby wall will have minimal impact on the heritage of the building – it is understood that this wall is a later addition. The existing kitchen is located in the room originally used as the main living room; the relocation of this kitchen into the modern side extension allows many of the original features of the living space to be reinstated.

Justification

- Currently the property has 3 bedrooms (one of which is particularly small) with 2 of the applicants 3 children sharing a bedroom an additional bedroom is urgently required.
- The applicant is happy and settled in their home with children in good local schools and a network of friends and family in the area. Without the additional bedroom, the applicant would be forced to move to a larger home. The applicant feels that the risk of leaving the property unsold or empty for some considerable time would not be beneficial to the condition of the listed building and therefore not in the public interest.

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- Furthermore, the extension and alteration, if approved, would result in significant investment being put into this building resulting in a home which would be more practical for modern family living for generations to come. This is clearly in the public interest.
- The applicant presented 2 sketch designs to Kirklees' Conservation Team in 2014 for their initial comment. The first proposal was to extend above the existing single storey side extension. This proposal was dismissed as this would have significant visual impact particularly on the front elevation of the host building.
- The second proposal was to construct a rear extension at first floor level to house the proposed bedroom. This extension would span between the rear wall of the house and the existing retaining wall opposite. The rear wall of the extension would cantilever beyond the existing retaining wall below and would have a pitched roof set below the existing ridge height. This proposal was favoured by the Conservation team as it caused significantly less visual harm and ensured that the host building remained dominant.
- Since this initial consultation with the Conservation Team the plans have been reviewed and developed. Following consultation with a Structural Engineer it was determined that it would be more economical to construct a new retaining wall to support the extension wall at first floor. This created space at ground floor level with no particular use.
- This led the applicant to review the current ground floor arrangement. Coupled with the lack of bedroom space, the house at ground floor does not cater well for a growing family. The kitchen/ dining space is cramped as is the living room and the play room in the extended part of the house is underused. Generally, the access and circulation to the building is awkward.
- The extension at ground floor as proposed has been developed to utilise the unused space and provide valuable utility/ shower room areas. The existing spaces of the house have been reconfigured to provide a more proportioned living room area in the current kitchen. A single storey glazed extension to the rear of this room gives better access to an external courtyard space. The kitchen will move into the existing single storey extension which is better suited to open plan kitchen/ dining/ living type space, with widened doors proposed to give better access and views into the gardens. The room in the centre of the house will act as a hallway/ link between the main areas of the house whilst providing additional dining/ seating space as required.

In conclusion, it is the opinion of the applicant that the proposed alterations/ extension provides much needed additional bedroom space along with much improved and proportioned rooms at ground floor. It will provide the type of accommodation required by a growing family and improve circulation into and around the building. Links to external garden spaces will be enhanced. It will allow this family to continue living in their home whilst minimising the visual and material harm to the listed building.

Appendix 1 – Photographs



Example of glazed thin-frame aluminium bi-fold doors to be used in the new kitchen

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Example of the glazed aluminium framed roof to the proposed garden room

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