



ARCHITECTURE

INTERIOR
DESIGN

PROJECT
MANAGEMENT

Heritage Statement – 92 New North Rd, Edgerton, Huddersfield

December 2018 –REV B

92 New North Road, Edgerton is a Grade II listed detached building listed for its special architecture or historic value and can be found as a listing on Historic England List entry Number: 1279242. The Building is set within its own grounds and driveway and is accessed via vehicles off Cemetery road where a row of garages can be found and the converted coach house which shares the driveway with No. 92 New north road.

No's 92 NNR date from Mid C19.

The description from Historic England's listing is as follows

' NEW NORTH ROAD 1. 5113 (North Side) Highfield No 92 SE 1317 27/1045 II GV 2. Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded eaves cornice on tall moulded consoles with panels in between. Cornice over ground floor. Raised quoins, alternately vermiculated on ground floor. 5 ranges of sashes, round-arched (except in centre) on 1st floor, segment-headed on ground floor. Outer 4 are grouped in pairs, those on 1st floor with moulded imposts and voussoirs, keystones, shared moulded cornices, panelled jambs and plain shared plinths. Those on ground floor have moulded surrounds, keystones and consoles to cornices. Central bay breaks back slightly. Central 1st floor window has consoles to moulded cornice, with panels in between. Door with shouldered lintel, vermiculated voussoirs, moulded imposts and panels either side. Panelled door with elaborately moulded caps either side of 3 steps to door'

The proposal for this application involves the reorganisation of rooms on the ground floor and Lower ground floor with the extension to the rear to be remain and a new rear entrance formed with extended ramp to access the building from the rear and provide level access into the building.

The Existing property currently has a residential usage throughout the four floors, consisting of 1 bedroom flats. The lower ground floor is a self-contained 2 bedroom flat. It is proposed that the three 1 bedroom flats to the top two floors

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will remain as residential as these already have tenants occupying them and a new rear access be created to serve access to these flats only. The ground floor and lower ground floor which are empty will be converted to commercial premises providing offices and administration support space. The main entrance to the ground floor will be off of the existing parking to the front of the property, the lower ground floor existing entrance will be retained.

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All of the internal alterations are to the ground floor & Lower ground floor areas.

Ground Floor

Apartment to the LHS and front entrance to be altered to accommodate self Sufficient office, entrance and welfare facilities, main existing hall to be blocked off to Stairs and new entrance & ramp formed to rear of property to provide access to let apartments at 1st and 2nd floors. Position of proposed wall reception area to respect original door architraves to all entrances to the existing rooms to the ground floor. Works to the ceilings will not disturb any of the existing decorative cornices.

Staircase

It is proposed that the existing staircase be altered to create a landing and the bottom of the staircase be turned to facilitate a rear entrance to the proposed entrance to the rear. It is confirmed that the existing balustrade will be reused and amended to allow continuity and a full photographic /drawing record of the original staircase be taken in line with the requirements set out in Historic England letter dated 8 October 2018.

Lower Ground Floor

Main internal layout to remain the same, with access from the current front door, hall & current office/bedroom altered to accommodate waiting area and reception and kitchen bathroom altered to accommodate wet room and toilet facility, vaulted store converted into office meeting room. Existing stone staircase to remain within cupboard as existing.

External Alterations

The external alterations will use a limited palette of materials (wrought iron, timber doors & and Stone) to complement the existing building materials.

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In line with the Conservation officers concerns regarding existing wrought iron balconies, these will be carefully restored and replaced with making good of existing masonry. The existing decorative balcony and accessway will remain but be extended to the proposed position of the rear door. A new handrail will be required set above the existing to ensure compliance with building regulations and protect users from falling.

Existing windows/doors are proposed to be refurbished be repaired, with new sash cords and an overhaul. Slim double glazing and routed draught strips could be fitted into the existing windows by a competent window repair company . It is proposed spacia glass thin profile double glazing inserted into the existing frames, slim profile as sample shown to listed buildings officer N. Hunston.

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