

HERITAGE STATEMENT

PROPOSED EXTENSIONS TO 6, OSBORNE TERRACE, BATLEY WF17 0LZ FOR FATIMA HAFEJEE

LOCATION

This detached house set in a large residential plot is accessed from the B6123 Batley Field Hill along the rear of five properties which form Osborne Terrace.

All these properties are situated in a conservation area and are constructed with natural coursed stone front and sides with brick rears, the roofs are natural blue slate.

To the rear of the site is the old Batley Grammar School

To the east of the site is Glen Avenue and Wayne Close mainly consisting of 60's to 80's brick semi detached residential properties

EXISTING FEATURES

The existing house is elevated approx 1500 to 2000 mm above pavement level and has a 1500 mm high stone retaining wall to the back of the pavement. The property has eavegutters set on stone corbels set on a string course, another string course at first floor window cill level, stone lintels and cills and a string plinth course at ground floor level.

The roof is mainly hipped construction with a small gable to the West Elevation.

IMPACT.

The completed development would have no detrimental effect on neighbouring properties by means of overshadowing or any further overlooking. The site will have new 2m high screen fences to each side.

OUR PROPOSAL

Is to extend the western elevation with a two storey extension and front porch together with new entrance drive and pedestrian access from Glen Avenue / Wayne Close. All the existing features will be retained and the extension will match in every detail and material. The blue slate roof will be renewed and reslated with blue slates.

On completion the gardens will be soft landscaped and the front garden retaining stone wall and steps will be rebuilt

The completed extended property will enhance this small part of the conservation area.

Should you require any further information, please do not hesitate to contact me

FATIMA HAFEJEE