

## **HERITAGE & DESIGN & ACCESS STATEMENT**

### **REMOVAL OF INTERNAL WALLS TO KITCHEN**

**ELM CREST, 2 QUEENS ROAD, EDGERTON,  
HUDDERSFIELD. HD2 2AG**



## **INTRODUCTION**

This statement is prepared in support of applications for Listed Building Consent for the removal of internal walls to the kitchen at Elm Crest, 2 Queens Rd Edgerton HD2 2AG. This document should be read in association with the submitted drawings detailing the proposed works

### **HISTORIC ENGLAND - list entry No 127806**

Elm Crest, 2 Queens Rd is a grade II listed building and has a combined listing with adjoining property Burleigh House, 1 Queens Rd

Around 1985 planning permission was obtained for the property to be converted to a guesthouse (C1) and a number of rooms were modified for this purpose.

Poplar Studios . 12 Liversedge Hall Lane  
Liversedge . West Yorkshire . WF15 7DB

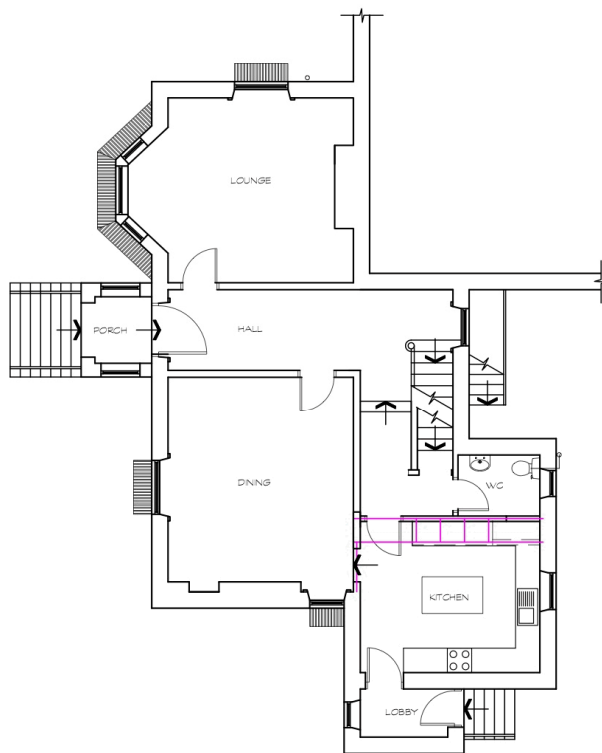
t: 01924 518592  
m: 07989 444 782  
e: [info@jmhdesign.co.uk](mailto:info@jmhdesign.co.uk)  
w: [www.jmhdesign.co.uk](http://www.jmhdesign.co.uk)

In October 2017 planning permission was granted for change of use to a private residence C3 - ref 2017/62/92881/W. The sale of the property completed in December 2017, when the new owners moved in.

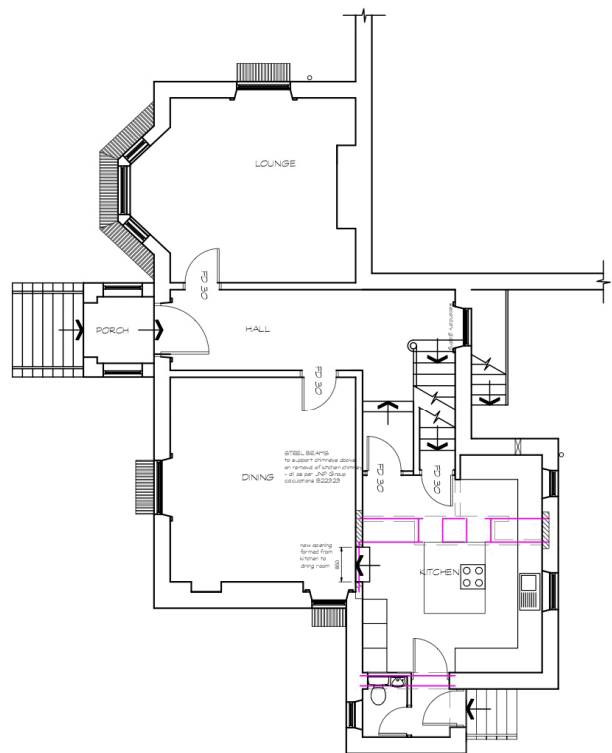
In July 2018 planning (2018/62/91439/W) and listed building consent 2018/65/9149 were granted for internal and external works and the installation of a replacement gate

## PROPOSAL AND DESIGN

The new owners are in the process of sympathetically refurbishing the property and now wish to remove internal walls to the kitchen to create a larger kitchen in keeping with modern standards and the scale of the house



GROUND FLOOR PLAN AS APPROVED - 1:100



GROUND FLOOR PLAN AS PROPOSED - 1:100

Plans showing prior approved scheme and proposed scheme

## ASSESSMENT AND CONCLUSION

The proposed scheme will have no detrimental effect to the building and it will only be enhanced by the substantial investment the current owners are making. Therefore the applicant asks for this proposal to be granted Listed Building consent.