



Heritage Statement and Design and Access Statement for Re-modelling of the Porch Adjacent the Main Entrance on the South-West Elevation and for Minor Changes to the North-East Elevation of Ash Cottage, Town Moor, Thurstonland, Huddersfield, HD4 6XF.

Context.

Although Ash Cottage is one dwelling it has three quite distinct parts: the original double fronted cottage, an attached barn, and a wing at the rear that has a cottage like appearance.

Only the original cottage is mentioned in the listing description:

'TOWN MOOR Thurstonland Ash Cottage G.V. II

House, part of group. Late C18. Hammer dressed stone. Quoins. Stone slate roof (turned), with 2 ashlar gable stacks and moulded stone brackets to gutter. Two storeys. Symmetrical 3-bay facade with central doorway, now glazed, with deep lintel. To left and right, both floors, is one 3-light stone mullioned window. To the left, set back, is an altered barn not included in the item.

Listing NGR: SE1680010588.'

Ash Cottage is connected to numbers 86,88,90 and 92 Town Moor which are a row of listed cottages.

Ash Cottage is within the Thurstonland Conservation Area and adjacent to the Green Belt:
See below:



Proposals

The proposed changes are deemed necessary for two reasons:

- The external approach and internal circulation just with the main entrance is convoluted and unsatisfactory. (Currently movement from just inside the front door to the rest of the house involves passing through a laundry area).
- There is only a narrow door (also within the laundry area) that connects the courtyard on the south-west side with the garden area on the north east side.

The proposals seek to redress these issues in a fairly low key and sympathetic manner.

The existing lean-to will be shifted away from the entrance in order to open up this area and make it more attractive. Part of the roof over the re-built lean-to will oversail to form a canopy over the entrance door. The entrance door itself will be moved away from its current position (it is tucked awkwardly into the internal corner of the 'L' formed between the original cottage and the later extension to the north). The existing stone surrounds will be re-used to form the new opening.

The lean-to will be re-built so that its size and appearance will be very similar to the existing, albeit that a small window will be added facing into the approach courtyard. It will be positioned so that the attractive quoin stones part way along the north-east elevation will remain exposed.

On the north-east side, a pair of glazed doors and two small windows will be introduced to replace the existing door and window. The existing stone surrounds will be re-used to form the new windows and reclaimed stone will be used around the new doors. New stone steps will be added adjacent the doors.

Visually, the intention is to keep the changes as inconspicuous as possible.

The proposals have been developed and modified as a result of close negotiations with the Local Authority Design and Conservation Officer.