

Heritage, Design and Access Statement for proposed refurbishment to 719, Manchester Road, Linthwaite, Huddersfield, HD7 5RT

1.INTRODUCTION

1.1. This Heritage and Design and Access Statement has been prepared to support an application for Listed Building Consent and Building Notice for refurbishment to 719, Manchester Road, Linthwaite, HD7 5RT

1.2. The proposal has been discussed informally at the initial stage by Pete Klymczuk (owner) and Craig McHugh (design & conservation officer at Kirklees District Council) who will be kept informed of the proposal and scope of the intended refurbishment.

2.PROPOSAL

2.1. Listed Building Consent is sought for 2 elements:

- 1) The replacement of exterior windows and doors.
- 2) Internal minor alterations and refurbishment to the existing dwelling

2.2. As part of the refurbishment programme, all existing lath/plaster will be removed and replaced with new plasterboard/plaster.

2.3. Existing Kitchen and Bathroom to be removed and replaced with new.

2.4. The application includes for internal changes including removal of non supporting stud wall to Kitchen/Lounge, internal Door Casings and Doors, skirting boards and wooden cupboards. Remove/replace or repair wooden floorboards.

2.5. Full rewiring and new pipe work for gas and water.

2.5 Erection of fence and Landscaping to exterior

3.IDENTIFYING THE HERITAGE ASSET

3.1

Heritage Category: Listed Building

Grade: II

List Entry Number: 1217178

Date first listed: 11-Jul-1985

Statutory Address: 719-729, MANCHESTER ROAD

Mid C19. Terrace of 4 with 2 underdwellings. Hammer dressed stone. Pitched stone slate roof. Stone brackets to gutter. Gable copings. 2/3 storeys. SE elevation: 4 entrances with stone surrounds (Nos 719, 721, 723, 725). Ground floor stone mullioned windows: Nos 719 4-light. No 721, 2-light. Nos 723 and 725, each 3-light. First floor stone mullioned windows: Nos 719 and 721, continuous 12-light with several blocked giving 2-light to No 721 and 4-light to No 719. No 723, 5-light (2 mullions removed and modern casements). No 725, 3-light. Nos 719 and 721 have early glazing with small panes. NW elevation (3 storeys). 4 bays. 2 bays to left: near central doorway. 4-light stone mullioned window to right and 3-light window (including part blocked doorway) to left. 1st floor: Two 3-light stone mullioned windows. 2nd floor: formerly continuous 12-light stone mullioned window (3-light blocked and one mullion removed). 2 bays to right: Similar to above. Bay to left, most mullions removed and modern casements. Single storey extension to SW gable.

Listing NGR: SE0975914504

(sourced from historicengland.org.uk)

3.2 The interior of the building is plain and utilitarian in nature with no detailing or ornamentation of any historic significance.

4.0 ASSESSMENT OF IMPACT AND MITIGATION

4.1 The proposals are considered to positively contribute to the character and appearance of the Grade II listed building.

5.0 CONCLUSIONS

5.1 It is considered that the proposed refurbishment will enhance the appearance of this neglected property which has been unoccupied for circa 15 years.