

Site:
3 Fernside Avenue,
Almondbury,
Huddersfield

Design and Access Statement



DESIGN AND ACCESS STATEMENT

1.1 Introduction

This Design and Access Statement has been prepared as part of a Listed Building Consent application to carry out refurbishment and repair works to 3 Fernside Avenue, a Grade II listed building in Almondbury. For further details on the history of the property and an assessment of its heritage significance, please refer to the Heritage Impact Assessment also included with this application.

2 HERITAGE

2.1 Historical Context

The site is located in the Almondbury parish of Huddersfield. Documented histories of Almondbury reveal very little of significance about Fernside Avenue and it is not within the Almondbury Conservation Area, although the materials are typical to a 19th century mill workers cottage: stone slate roof, stone walls and window surrounds. The building is surrounded by 20th century houses.

A search on Heritage Gateway / PastScape did not reveal any further information beyond the Historic England list entry.

To the right is the Location Plan which is included with this application.

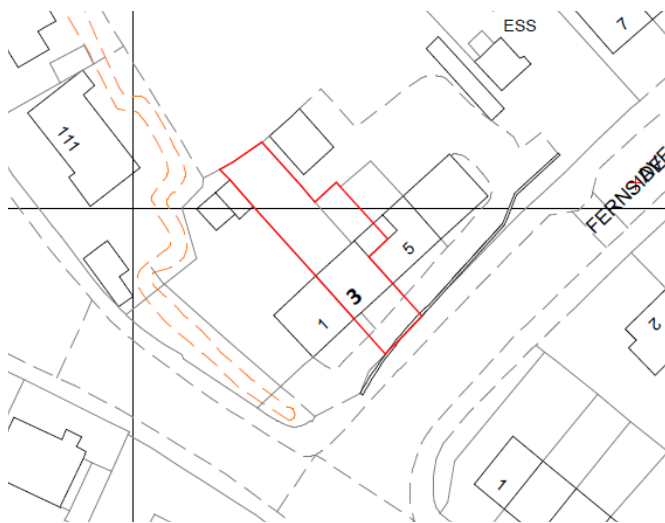


Fig 1. Location Plan (not to scale)

2.2 Aesthetic Context

The building is part of a terrace with Nos. 1 and 5 Fernside Avenue: the latter is not listed and is two storeys tall, as are the other properties in the area. Nos 1 and 3 Fernside Avenue stand prominently at the corner of Fernside Avenue and Town End, three storeys tall and elevated further by their location above the street level.

The immediately adjacent modern properties take their appearance from Nos 1 and 3, being mainly constructed of sandstone masonry. Further away, the street scene changes to white and buff render. Fenestration is varied.

2.2 Communal Context

The frontage of No. 3 Fernside Avenue makes a positive contribution to the street scene and gives a nod to Almondbury's architectural heritage and past. The property has been in the ownership of Kirklees Council for many years and has been provided to the community as a 4 bedroom family home, although it presently sits unoccupied.

3 THE PROPERTY

3.1 Internal Features

There are very few original internal features remaining and all partition walls, staircases and fireplaces internally are 20th century. Ceilings may be lath & plaster but have been covered with wallpaper. Oak floor beams are still present and in generally good condition and are exposed in the ground floor living room area.

3.2 External Features

Of note to the front elevation are a row of six-, five- and four- light windows at each storey. A 20th century window is present to the ground floor kitchen, which from archive photographs predates the building's listing in the late 1970s. Likewise the infill of one of the window lights at the 2nd storey appears also to be an historic alteration.

Repair works carried out over time are of mixed quality. To the ground floor, lime mortar is present with some open joints, however to the upper floors a



cement mortar has been used, leading to erosion of the stone and strap pointing. Cement render has also been used on the chimney and the gable, which is starting to crack. The roof is in generally acceptable condition and does not show sagging but the stone slates would require relaying and replacement.

The windows are timber and either fixed or casement, appropriate to their size, but show no original mouldings to the frame or mullions. The windows are showing visible signs of rot and require replacement.

3.3 Photographs

For photographs of the property please refer to the Heritage Impact Assessment annex.

4 DESIGN PROPOSALS

4.1 Aims of the Development

At present 3 Fernside Avenue sits unoccupied and this in turn is starting to accelerate its decay. The aim of the proposal is to develop the property so that it may be brought back into use as a much needed family home. This will be provided by the building owners, Kirklees Council.

The development will not only improve the appearance of the property, but also enhance its energy efficiency, thereby reducing its carbon footprint. Original features that are still present will be retained, and where replacement is necessary (such as stone masonry units, stone flags) this will be from

local reclaimed sources where possible.

Work carried out to enhance the building's thermal performance such as internal wall insulation and double glazed units will meet the requirements of Part L1a of the Building Regulations, but will also be reversible and not restrict the ability of water vapour to disperse through the solid stone walls. The heating system will also be refurbished to include a modern boiler and heating controls.

Where appropriate, previously inappropriate repairs such as cement mortar and render, will be removed and replaced with lime based mortars and renders. Further details of this can be found in the Heritage Impact Assessment.

Where the building has been "extended" into a part of the more modern No. 5, it suffers from damp. A timber lintel is present above the rear entrance door at this area, which has rotted extensively and is to be removed. The replacement of this lintel with a concrete lintel will have very little impact visually on the overall appearance of the building and will ensure its robustness in the long term.

4.2 Use of the Property as a 4 bedroom Home

At some point in its usage, the property was adapted to a four bedroom home by the introduction of partition stud walls. Each of the bedrooms and the overall size of the property (120m²) exceed the Nationally Described Space Standards for a 4B8P home.

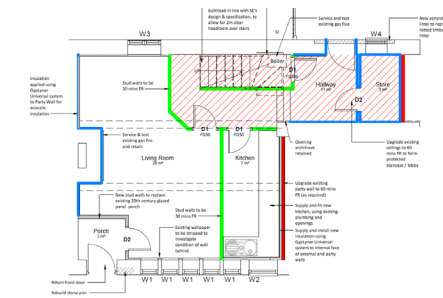


Fig 2. Ground floor plan as proposed

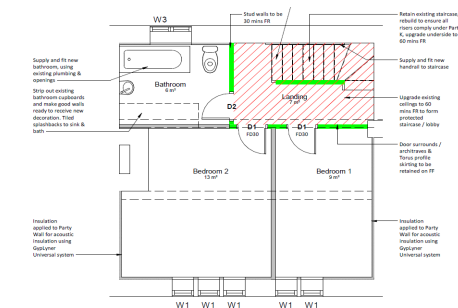


Fig 3. First floor plan as proposed

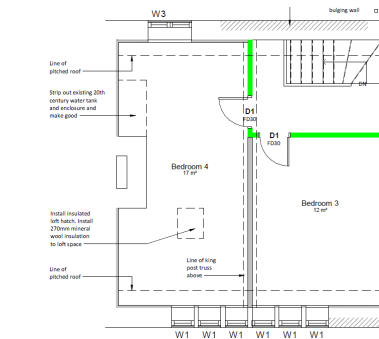


Fig 4. Second floor plan as proposed



5 CONSULTATION & POLICY

5.1 Pre-application Advice

Kirklees Homes and Neighbourhoods, who manage the property, sought advice from Mr Craig McHugh of Kirklees Conservation & Design in August 2020.

The advice included that the following features should be retained as part of the refurbishment works:

- Ground floor wide moulded door surround between the hallway and “cellar” (beneath part of No. 5)
- First floor door surrounds and simple torus skirting

The proposals take into account the retention of the above.

5.2 Pre-application Advice

Architectural design work has been carried out by Leanne Taylor and Vicky Saunders of BTP Architects Ltd, both of whom are experienced Conservation Architects. Vicky Saunders is accredited with the AABC and is an RIBA Specialist Conservation Architect.

5.3 Local Policy

The latest Local Plan, adopted 2019, has been reviewed to test the proposals against the relevant objectives of the Plan. A summary of the relevant

objectives can be found in the following table

Objective (Local Plan)	Response
8.1. Housing strategy Housing capacity in the Local Plan Total existing supply plus Capacity from allocations = 32,729 Housing required over the plan period 2013-31 = 31,140	Contributes to the local provision of housing
8.2 Housing mix and affordability / Policy LP11 – Housing Mix and Affordable Housing	The redeveloped home will be available on an Affordable tenure
11 Design 11.1 High quality design is fundamental to making places more attractive. Good design can help reduce and mitigate the impacts of climate change; promote healthier lifestyles; create safer places and make high quality and attractive places that foster civic pride and encourage further investment.	Bringing a semi-derelict building back into use will be an enhancement to the local area. The reversal of inappropriate fabric repairs, new windows and doors, etc will improve the external appearance of the building and be a betterment to the street scene.

12.1 Renewable and low carbon energy	Improving the building fabric and thermal performance will reduce the building’s carbon footprint once back into use as a dwelling
14 Historic Environment • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; • the desirability of new development making a positive contribution to local character and distinctiveness; and • opportunities to draw on the contribution made by the historic environment to the character of a place.	The building will be reinstated to its historic use as a dwelling. Inappropriate fabric repairs will be reinstated insofar as reasonably practicable (i.e. without causing further damage to the heritage asset.) No new development to the building will be carried out externally.

6 LAYOUT

There is no change to the layout of the property or to the site.

7 SCALE

There is no change to the scale of the property, all repairs and replacements will be on a like-for-like basis.

8 LANDSCAPING

The site is entirely private. To the front of the property is a private drive shared with No 5. There is a small strip of grass to the front of the property, which will be trimmed back and cleared. The front boundary wall is shared along the drive and will be rebuilt where it falls within the curtilage of No. 3. To the rear is a simple lawn garden which is also overgrown and will be trimmed back.

9 APPEARANCE

The replacement of doors and windows in the property, particularly to the front, will enhance and sustain the appearance of the heritage asset.

10 SECURITY

The installation of new doors and windows with robust locksets and frames will improve the security of the dwelling.



Fig 5. Site plan as proposed

11 ACCESS

The requirements for access are set out in Part M of the Building Regulations. The building is on multiple levels: three storeys tall, with the ground floor on two levels, provide limited opportunity for the building to be successfully adapted for level access on the entrance storey. The context of the building is such

that it sits high above the street level. However the building will not be undergoing a change of use nor will the existing situation be worsened as all new works and alterations will apply to Part M and the other Approved Documents.

12 WASTE MANAGEMENT

No problems are envisaged with the collection of bins from the site as the bins will be collected in the same manner as is currently applicable to Nos 1 and 5 Fernside Avenue, both of which are occupied.

To comply with Part H of the Building Regulations, it is most practicable for bins to be stored in the front garden area. To avoid bin blight on the street scene, a bin storage area concealing the bins from view will be provided. This will be constructed of a robust and sensitive material so as to reduce the impact on the neighbouring properties.

Given the limited space in front of the dwelling, the following is anticipated to be provided as per Kirklees Council "Variation Two" =

- 240L Green mixed recycling bin. Emptied alternate weeks
- Glass caddy inset. Emptied at the same time as the green bin.
- 240L Grey household bin. Emptied alternate weeks.
- Food waste caddy. Emptied weekly.

Fig 5 shows the bin enclosure in the context of the site.

13 ENERGY STATEMENT

The preferred solution is to provide a fabric first approach through upgrading thermal elements and other parts of the building fabric against renewable technologies which are expensive and do not generate real benefits for the end users. This addresses fuel poverty by reducing energy consumption.

Consideration is also given to the fabric alterations being readily reversible and not impeding the vapour movement ("breathability") that occurs through solid walls and well ventilated stone slate roofs in historic buildings.

Internal Wall Insulation	Installation of internal wall insulation to satisfy and obtain approval by local authority building control.
Loft Insulation (270 mm)	Roof insulation to satisfy and obtain approval by local authority building control.
Floor Insulation	Existing floors to receive floor insulation to satisfy and obtain approval by local authority building control.
Condensing boiler	Property to receive new condensing boiler rated C or above to satisfy and obtain approval by local authority building control.
Heating controls	New central heating to receive programmable timer, room thermostat or thermostatic radiator valves.
Energy efficient lighting	All dwellings to have A rated under the EU energy efficiency label system.

