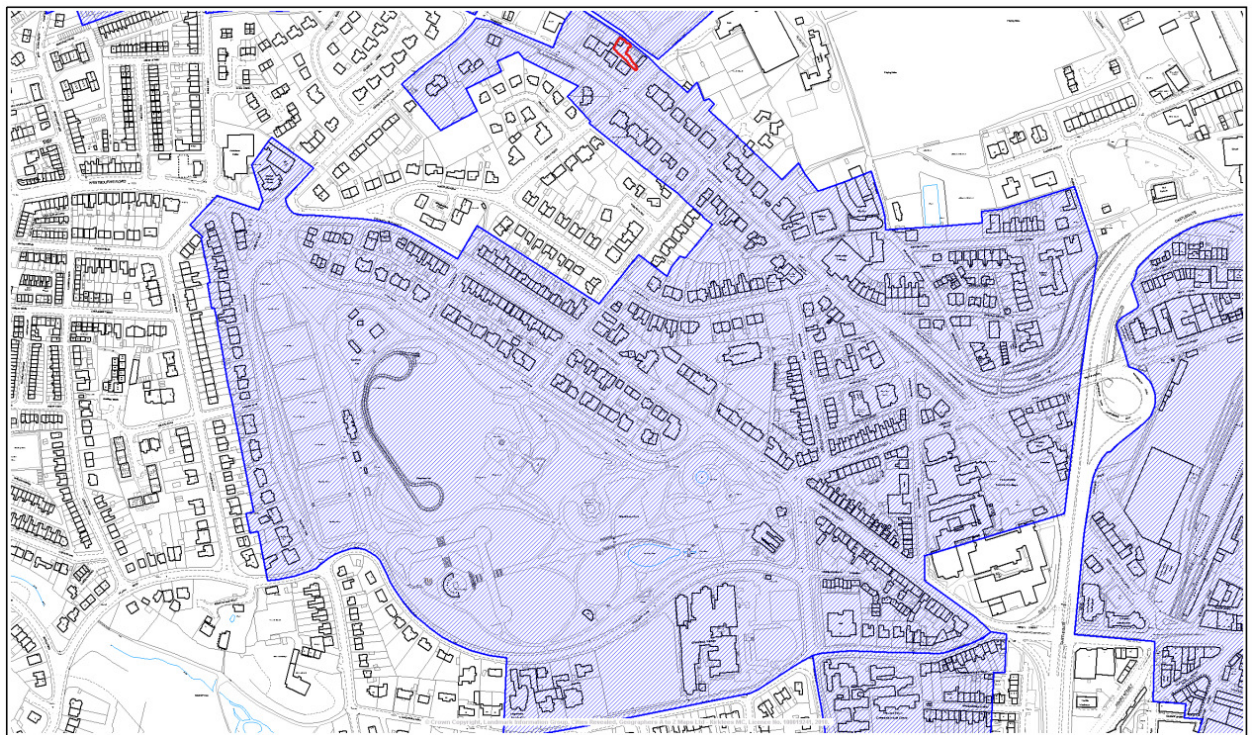


Heritage Statement for Internal and External Re-modelling, 94b New North Road, Edgerton, Huddersfield, HD1 5QP.

Introduction

94b New North Road sits just within the north-east corner of the Greenhead Park/New North Road Conservation Area.



Map of the Greenhead Park/New North Road Conservation area with the application site highlighted in red.

The conservation area has no written appraisal.

However, in the part of the conservation area that surrounds the application site, there are a number of large properties that are laid out along Halifax/Edgerton Road, set in generous gardens or parkland, often with separate entrance lodges. Although these buildings are often screened from view by trees and mature landscaping within the curtilage, their presence is indicated from the public highways by structures such as stone garden walls and lodges.

Examples of these large properties are 92, 94, 96 and 98 New North Road which are adjacent the application site. Numbers 92 and 96/98 are Grade II listed.

The listing description for number 92 is:

'Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded eaves cornice on tall moulded consoles with panels in between. Cornice over ground floor. Raised quoins, alternately vermiculated on ground floor. 5 ranges of sashes, round-arched (except in centre) on 1st floor, segment-headed on ground floor. Outer 4 are grouped in pairs, those on 1st floor with moulded imposts and voussoirs, keystones, shared moulded cornices, panelled jambs and plain shared plinths. Those on ground floor have moulded surrounds, keystones and consoles to cornices. Central bay breaks back slightly. Central 1st floor window has consoles to moulded cornice, with panels in between. Door with shouldered lintel, vermiculated voussoirs, moulded imposts and panels either side. Panelled door with elaborately moulded caps either side of 3 steps to door.'

And the listing description for number 96/98 is:

'Mid C19. Hammer dressed stone. Hipped slate roof. 2 storeys. Moulded eaves cornice. Blocking course. Rusticated quoins. 3 ranges of sashes each (one tripartite), ground floor ones with moulded surrounds. No 98 has one tripartite ground floor window, and both windows have moulded cornices. Doors with Tuscan pilasters and entablature.'

Number 94 which is immediately to the front of the application site is not listed.

It is assumed that the building to which the application relates is probably a stable and lodge that was once part of non listed number 94.

It currently exists over two levels. The lower level is connected to Cemetery Road by means of a private roadway that probably originally linked similar buildings lying behind the larger principal residences along New North Road. It may have been that the stables were located at this level.

The upper level sits at the same level as the ground floor to number 94 and this may have been accommodation for stable hands although the generous ceiling height and ornate covings suggest another, unknown, use.

The building is currently in a fairly poor state of repair. The roof hips appear to have sagged and there are a number of slipped slates. The stonework is generally in reasonable condition, although there have been a number of ham fisted areas of infill on the north-east side -probably to infill the original stables opening.



View of the south east facing elevation



Part of the north east facing elevation from the lower level

To the south-east of the building there is tarmac surfaced area that is contiguous with the area to the rear of number 92 and its own suspected original coach house building.

Proposals

The intention is to overhaul the internal and external fabric of the building and make repairs to prevent further rainwater ingress and dampness.

A new floor level is to be inserted to take advantage of the generous existing internal height. This will contain two additional bedrooms, served by a new staircase that will link all floors. These bedrooms will be have roof lights and make use of the upper part of the high existing windows (that are currently boarded up).

The accommodation at the ground floor (entrance) level will be reconfigured to maximize its potential and by removing the non original stud and plasterboard partitions.

The lower ground floor will also be changed in a similar fashion and to provide two bedrooms and bathroom accommodation.

The three windows on the south east facing elevation will be elongated so that each will have a glazed door, giving access into the garden area.

The existing external timber steps will be repaired as required.