

Conservation/Heritage Assessment

For: - Internal Alterations to Internal Chimney Breast with Kitchen

At: - Oak Cottage, 4 Edgerton Road, Huddersfield, HD1 5QS

Listing: - HUD- 27/477

Existing Situation

Semi-Detached dwelling over 2no Floors fronting on to Edgerton Road. Both properties 2 & 4 Edgerton Road have a Heritage Category classed as Listed Grade II as identified within Historic England records. The property being first listed 29th September 1978. Heritage England's description for the Listed Detail includes the following: -

Edgerton Road (North Side) No's 2 & 4 Mid-19th Century. Ashlar. Pitched stone slate roof. 3 ranges of sashes. Door with 4 moulded panels and oblong fanlight in plain frame with moulded cornice.

The above description within the listing relates only externally to the dwellings No's 2 & 4 with reference only to the front South elevation facing Edgerton Road.

The application site No4 in addition has a plain rendered gable facing West and traditional coursed pitched face stone rear elevation facing North.

Proposed Design/Alterations

Internal alterations are proposed to raise the lintel to the existing chimney breast (see photos in appendix b) within the kitchen by approximately 880mm (dependent on internal brick coursing) This will involve placing the existing lintel if suitable when uncovered higher up to support the existing stack or replacing with new concrete or steel lintel. As noted within the application form approximately 1.104m² of brick will be removed above the existing lintel to enable the alteration.

The works are proposed to facilitate a new/refurbished kitchen layout. The proposal includes for a sink unit and storage units within the chimney breast alcove.

Materials

Steel or concrete lintel to provide raised support (see also sections on drawing 101/01/2023) should existing lintel not be suitable when uncovered and removed. Remainder of chimney breast to plaster finished as noted on the existing. Soffit to the chimney opening to be similar plasterboard on timber frame.

Conclusion

The Application Site No4 Edgerton Road is in within a Listing confirmed as Grade II for both dwellings No2 & No4 within a Semi-detached setting (see appendix d). The Listing description refers special interest relating to the front elevation of the property namely the ashlar stone frontage, proportioned front door with fan light and Sash windows.

No reference is made to any specific internal features and therefore it is assumed the proposed internal alterations to the kitchen chimney breast would not detract from the design features noted within the Listing. External existing elevations are provided within appendix a).

The proposed works are minor alterations and if carried out by a suitably qualified/experienced contractor they won't affect the existing structure and or external envelope. The works will require an application under the Building Regulations prior to commencement.

Appendix

- a) **External Elevations- Gable:- West facing, Front:- South Facing onto Edgerton Road, and Rear:- North facing**



b) Internal Photos of Existing Chimney Breast to the Kitchen



For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address: 2 AND 4, EDGERTON ROAD

The building or site itself may lie within the boundary of more than one authority.

District: Kirklees (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SE 13523 17440

Details

EDGERTON ROAD 1. 5113 (North Side) Edgerton Nos 2 and 4 SE 1317 27/477 II 2. Mid C19. Ashlar. Pitched stone slate roof. 2 storeys. 3 ranges of sashes. Door with 4 moulded panels and oblong fanlight in plain frame with moulded cornice.

Listing NGR: SE1352317440

Legacy

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