

EDGERTON VILLA 22/24 Edgerton Road , Edgerton , Huddersfield , HD3 3AD

## HERITAGE STATEMENT

The property was built in the late 1850's as a private dwelling house with side access to the rear garden. In the mid war period a timber garage was erected at the Huddersfield side of the property. The building is described in the recent publication , Villas of Edgerton, as "Not a grand house" was acquired in the 1980's by the adjoining school based at Waverley House and was converted into a Senior School. The alterations included a three storey extension in coursed stone construction at the frontage to Edgerton Road and gable facing Waverley, The rear being constructed in rendered blockwork . The extension left the building occupying the full width of the plot with no vehicular access to the rear garden area.

The two school buildings were bought by The Heywood Williams Group and converted into offices as their Head Office. The application site , Edgerton Villa , was surplus to their requirements and was acquired by the applicant in 1989 but without any vehicular access to the rear and therefore without off street parking. This was resolved by creating an underpass through the modern extension and the creation of car parking in the rear garden area.

Whilst the listed building, the original house retains its original features its changes of use are reflected in the extension to and setting of the building. These features will be utilised with minimal change to accommodate the residential use.

The present proposal to change the use from multi office use to muti residential use reflects the trend of working from home following The Covid Epidemic and the resulting drop in demand for smaller office suites. The proposed alterations are designed to utilise the existing building with minimal structural alterations thus retaining the original features of the house externally, the main entrance and staircase and retaining the major rooms, where possible, undivided thus retaining original features . Where insulation is required to meet present standards all external walls will be insulated internally with walls replastered and features including deep skirtings architraves etc repositioned to retain the originality.

The look of the building on the street scene will not be changed and its change of use will secure its future in the changing world we enjoy today.

---

Statement prepared by Anthony Dann Chartered Architect (Retired)

For A D A Management Ltd

tel 01484 544191