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Architects

Studio 5, Brooke's Mill_
Armitage Bridge_
Huddersfield

Heritage Statement_

The Old Reading Rooms
The Village
Farnley Tyas
Huddersfield
HD4 6UQ

Change of use of domestic garage to office and alterations to roof pitch to create storage deck (within a Conservation Area)_

August 2024_

RIBA Chartered Practice
Architects Registration Board

Tel_ +44[0]7761 570735
Tel_ +44[0]7976 950499
Email_ info@eightonetwo.co.uk
www.eightonetwo.co.uk

Eight One Two Architects Ltd _ Registered limited company for England and Wales _ Company No. 7141 399

1. Introduction_

1.1. This document supports the application Change of use of domestic garage to office and alterations to roof pitch to create storage deck (within a Conservation Area) at The Old Reading Rooms, Farnley Tyas.

2. Submitted Documentation_

The householder planning application is supported by the following documents and drawings:

2.1. Existing and Proposed Plans + Elevations
2.2. Site Plan
2.3. Location Plan

3. Assessment of Significance_

3.1. The application site is located within a Conservation area at the heart of Farnley Tyas village but is not listed.

3.2. The application site comprises of a two bedroom detached property with detached garage. The site is well located for access to the village centre for key local services and including shops, eating establishments, supermarkets, recreation spaces, employment opportunities and education establishments.

3.3. **Architect**_ Eight_OneTwo Architects Ltd

3.4. **Building Features**_ Regular coursed natural stone construction, stone mullions, heads, cills corbels and quoins, pitched slate roof

3.5. **Area**_ The materiality and design of the host dwelling is typical of the Huddersfield vernacular, and particularly the Farnley Tyas Conservation Area.

3.6. **Proposal**_ New openings will be formed in the side and front elevations and the garage door will be replaced with a bi-folding door. The eaves and ridge will be lifted whilst the footprint of the garage will remain unchanged

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4. Heritage Impact Assessment_

4.1. The proposal seeks to retain the appearance of the original garage and retains the building features typical of the local vernacular.

4.2. The existing window to the side elevation (north-east) will be replaced with a door for utilitarian access. A new larger window opening will be formed on this elevation to increase natural light to the rear of the office space.

4.3. The garage door to the front elevation (north) will be replaced with a glazed bi-folding door to allow for increased natural light and access to the amenity spaces.

4.4. A small, high-level window opening will be formed in the front elevation to allow better natural light for the storage deck over which will be further supported by the introduction of roof windows.

4.5. Stone detailing found on the existing building and the host dwelling will be emulated around the new openings and the windows and doors will match those of the host dwelling.

4.6. The eaves and ridge will be lifted to allow for increased and better use of internal space without changing the footprint. This change in height will be largely indiscernible from the street scene.

5. Justification_

5.1. The site allows for adequate amenity and parking space without the requirement of a detached garage and therefore neither will be lost through the conversion of garage to office and storage space.

5.2. The conversion will support the requirement for modern-day home office and storage space requirements without the need to extend the host dwelling. Furthermore, by increasing the eaves and ridge to allow for better vertical internal space, the existing footprint of the garage will be unchanged.

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