

Heritage Statement: Ref 2024/0408/HSrev1



RD ARCHITECTURE +
DESIGN

CONTENTS

SECTION 01	
Introduction	3
SECTION 02	
Site Context - Site Description and Surrounding Area	4
Site Context - Existing Site Photos	4
SECTION 03	
Proposed Development & Design	5
SECTION 04	
Designated Heritage Assets	6
SECTION 05	
Assessment of Impact - External Elements	7
SECTION 06	
Drawings	8

SECTION 01

Introduction:

RD Architecture + Design (the 'Agent') are submitting a **Listed Building Consent in a Conservation Area** Application on behalf of Mr O Nurse, of 65A Westgate, Almondbury, Huddersfield, West Yorkshire HD5 8XF (the 'Applicant') for the Conversion of the existing ground floor garage and alternations to the first floor to create a 2-bed property @ 65A Westgate, Almondbury, Huddersfield, West Yorkshire HD5 8XF.

Background Information:

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1225545**

Date first listed: **02-Jun-1976**

List Entry Name: **65, WESTGATE**

Statutory Address 1: **65, WESTGATE**

Location

Statutory Address: **65, WESTGATE**

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 16794 14933**

Details

WESTGATE 1. 5113 (South Side) Almondbury No 65 SE 1614 45/74 2.6.76. II GV 2. C18 or early C19. Coursed rubble. Pitched stone slate roof. 2 storeys. One 2-light stone mullioned sash and 4-light stone mullioned sash (2 lights blocked) on 1st floor. One 2-light stone mullioned sash and one fixed window on ground floor. One door with 4 moulded panels.

The screenshot shows the Historic England website interface. At the top, there is a search bar and navigation links for Listing, Advice & Grants, Research, Images & Books, Services & Skills, What's New, and About Us. Below the navigation, there are social media sharing options for Facebook, Twitter, LinkedIn, YouTube, and Print. The main content area features a green header with the title "65, WESTGATE" and a sub-header "65, WESTGATE". Below this, it states "Listed on the National Heritage List for England. Search over 400,000 listed places".

Three navigation buttons are displayed: "Overview" (highlighted in green), "Official List Entry", and "0 Comments and Photos".

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1225545
Date first listed:	02-Jun-1976
List Entry Name:	65, WESTGATE
Statutory Address:	65, WESTGATE

[Go to the official list entry](#)

The banner for "The Missing Pieces Project" features a camera icon and the text "Share your view of unique places." Below the text is a blue button labeled "Add your contribution".



Information taken from Historic England.

SECTION 02

Site Context - Site Description and Surrounding Area:

The assessment of the site identified and the appraised constraints and opportunities available, informing the design process. It considers the local context of the proposal, assessing the physical, social and economic characteristics of the site and the relevant planning policies.

The surrounding buildings are predominately residential and a combination of suburban detached and terraced housing, with Almondbury Methodist Church to the north of the site and Public House's Radcliffe Arms & The Wool Pack running along Westgate. Local amenities heading into the centre of Almondbury are located off Westgate including retail shops and local businesses.

The proposed site is located within Almondbury's Conservation Area Zone. The existing building was constructed late 18th Century/Early 19th Century (unknown date of construction) as a private home. The building is still been used as a private residence,

The overall site area is **62.9sqm / 677.04sqft / 0.006 Hectare.**

The existing dwelling footprint area is: **36sqm / 387.5sqft.**



Aerial View of Property and Surrounding area.

Site Context – Existing Photos:



SECTION 03

Proposed Development & Design:

Existing Property

The existing property consists of a ground floor entrance which shares a covered porch within a large stone encased archway to the front elevation.

The ground floor consists of an open hallway, separate utility room and a full-length garage. The existing garage is accessed off the front covered porch via a single door and has a traditional garage door to the front for vehicle access.

The first floor is accessible via an internal staircase and consists of an open plan living space and a corner kitchen. The house bathroom is located centrally to the property and the bedroom space is within the loft space of the open ceiling, via another small internal staircase.

Windows are positioned on both front and rear elevations, with stone cill and mullion surrounds externally and exposed timber cill internally. The roof is supported via exposed timber purlins and large roof truss.

Currently there is no access to the rear of the property.

Proposed Conversion and Refurbishment Works

The application seeks approval to convert the existing ground floor garage into the newly relocated kitchen and living space (from the existing first floor) and increase the habitable space within the existing footprint by removing the dividing wall between the hallway and garage.

Please see enclosed existing and proposed floor plans contained within this application:

0408 0010 Existing Floor Plans & Elevations

0408 0030 Proposed Floor Plans & Elevations

The existing garage door will be removed and replaced with a new timber frame window with sealed double-glazed units, to match the existing style and appearance as existing. A smooth stone cill will be installed and locally sourced stone will be laid below to infill the remaining open. The existing garage will be retained along with the stone head and detailing.

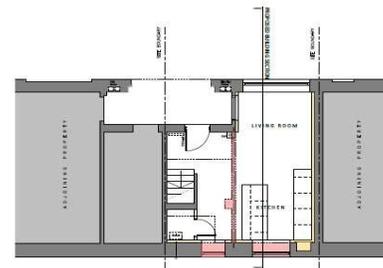
The existing single access door will be removed and a new timber frame window with sealed double-glazed units, to match the existing style and appearance to be installed. The lower section will be blocked up and have a render finish to match the porch walls.

No additional windows will be installed to the rear elevation to provide additional natural light into the ground floor and an access door off the hallway to provide future access to the rear of the property (potential opportunity to purchase the private garden off adjoining neighbour). The rear elevation will remain as a render finish, and new window openings will be made good on completion.

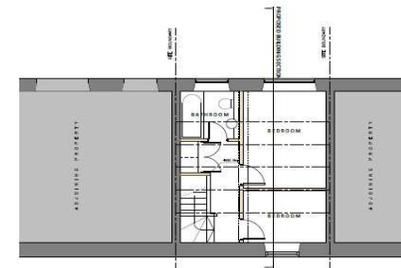
The windows to the first floor will be retained as these suit the revised floor plan and provide natural light into the habitable rooms.

The right-hand side window to the front elevation will be retained but the glazing is to be replaced with obscure glazing to suit the revised bathroom location.

The first-floor works will consist of relocating the house bathroom to the front corner of property to form a larger hallway and relocating the kitchen and living space to the ground floor making available space for 1 double bedroom and 1 single bedroom/home office. New internal walls will be constructed to form the new rooms, and the ceilings will be retained and left open to the vaulted roof above.



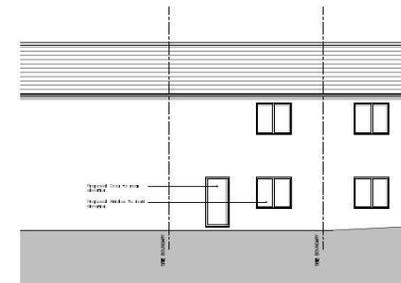
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

SECTION 04

Designated Heritage Assets:

The application site and existing property has been subject to the following planning applications:

Application number

2003/65/90313/W2

Last updated

15 September 2010

Applicant

M HALL

Location

65A, WESTGATE, ALMONDBURY, HUDDERSFIELD, HD5 8XF.

[View application 2003/90313 on a map](#)

Ward

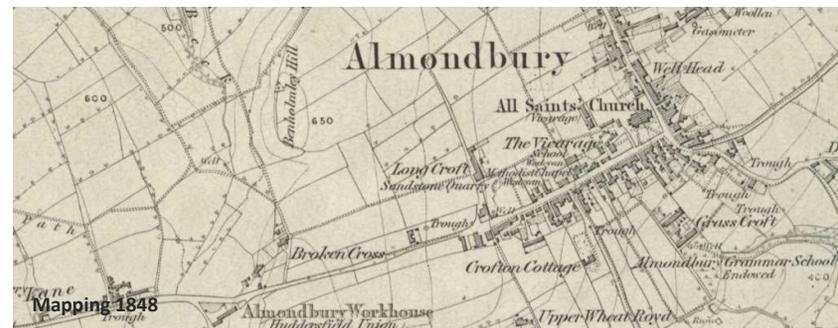
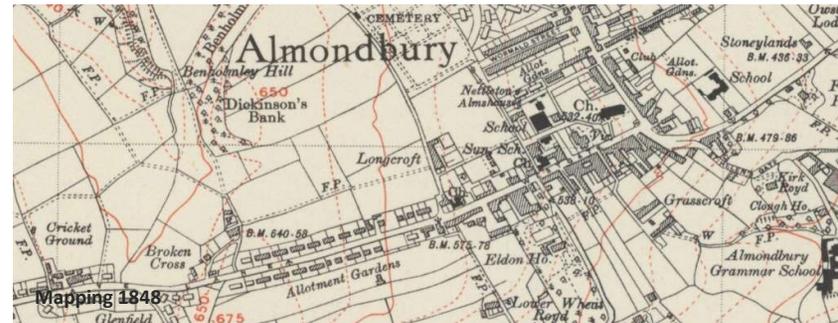
Description / Development

LISTED BUILDING CONSENT FOR CONVERSION OF GARAGE TO FORM BEDROOM (WITHIN A CONSERVATION AREA)



Location of Listed Properties in Surrounding Area (Taken from Historical England).

Planning & Site History – Site History/Settlement Development:



SECTION 05

Assessment of Impact External Elements:

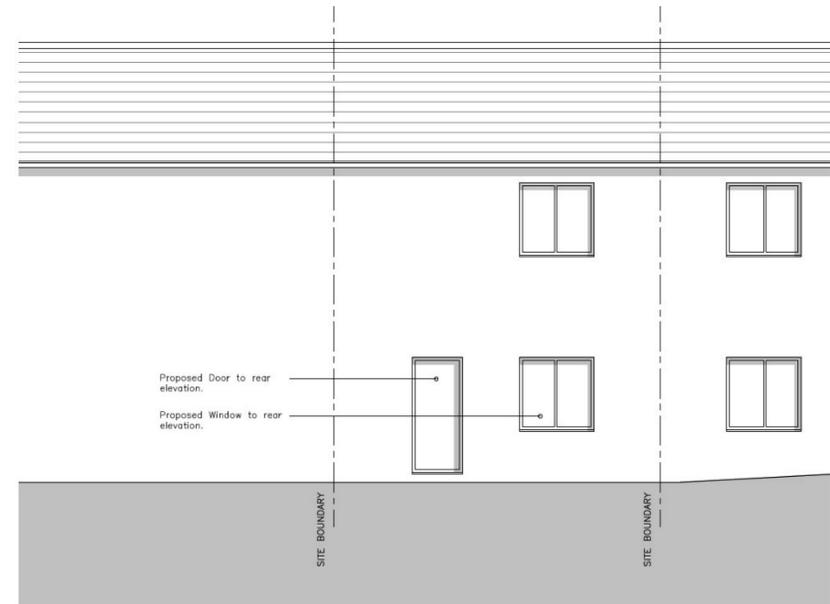
The existing garage door is a modern addition to the front elevation (unknown date of installation) but the large blank face as a negative impact on the original property, so the introduction of a window and stone wall will reduce this and be more in fitting with the original dwelling's historical value.

The single door off the covered porch adjacent to the main entrance again as a negative impact on the historical value and reducing this opening will be positive contribution. This access door is out of sight from the main elevation and access road.

Please note the adjoining property 65B is also seeking Listed Building Consent and Planning Permission to convert the garage into a habitable room, which similar to this design, will change the garage door to a glazed window.



Proposed Front Elevation.



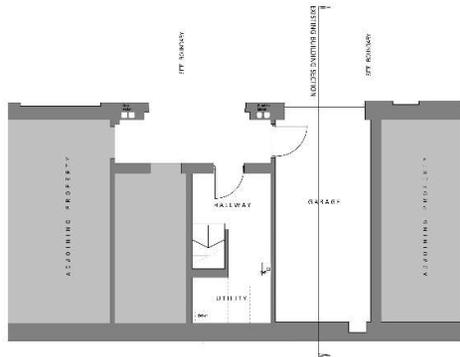
Proposed Rear Elevation.

The rear elevation, currently finished in a sand/cement render, will be alternated under this permission to include 2 new openings. The existing first floor window will be retained.

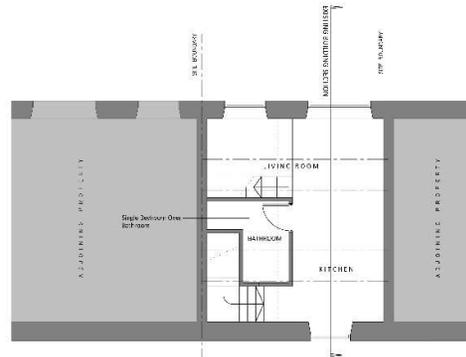
The introduction of the additional window and door to the rear elevation will provide a natural break of the large, rendered expanse, and will form some continuity with the other dwellings along the terrace.

SECTION 06

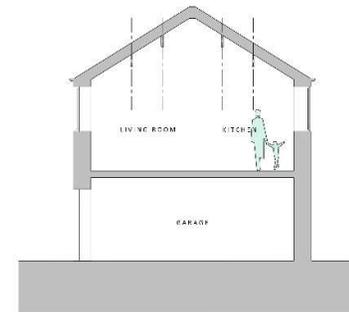
Drawings:



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



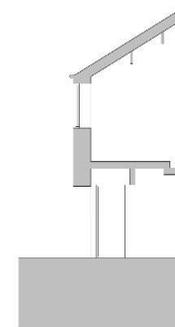
EXISTING BUILDING SECTION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

KEY:

- Existing
- Existing to be retained
- Proposed

SCALE: 1/20 (H&V)

Design

PLANNING			
DATE	NO.	DESCRIPTION	BY
15/04/14	001	APP	SEP14
28/04/08	0010	APP	

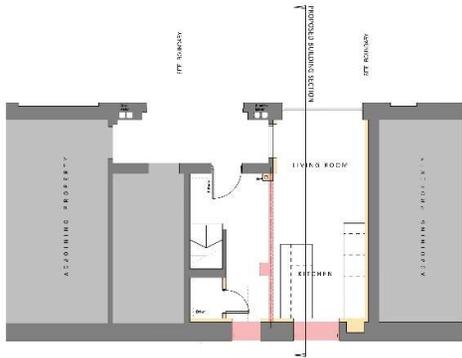
65A WESTGATE
ALMONDBURY
HUDDERSFIELD
HD5 8XF

MR & MRS NURSE

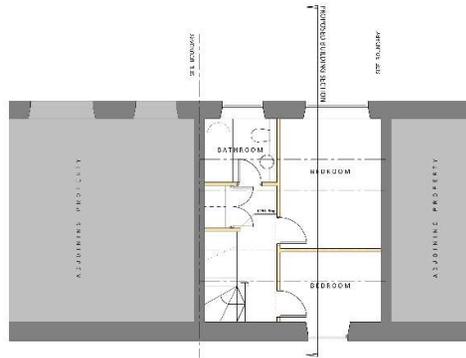
RD ARCHITECTURE + DESIGN
100, BRIDGE STREET, HUDDERSFIELD, WEST YORKSHIRE, HU1 2EJ

TITLE: EXISTING FLOOR PLANS & ELEVATIONS

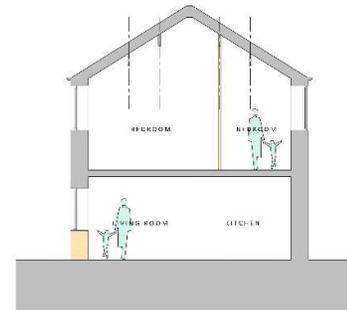
PROPOSED GARAGE CONVERSION
65A, WESTGATE, ALMONDBURY, HUDDERSFIELD, HD5 8XF.



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



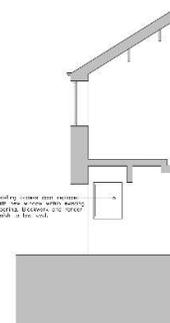
PROPOSED BUILDING SECTION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



DATE: 08/10/2024



PLANNING

NO.	DATE	DESCRIPTION	BY
1	08/10/24	ISSUE FOR PERMIT	BD
2	08/10/24	ISSUE FOR PERMIT	BD

65A WESTGATE
ALMONDBURY
HUDDERSFIELD
HD5 8XF

MR & MRS NURSE

PROPOSED FLOOR PLANS & ELEVATIONS

PROPOSED GARAGE CONVERSION
65A, WESTGATE, ALMONDBURY, HUDDERSFIELD, HD5 8XF.