

HERITAGE, DESIGN & ACCESS STATEMENT FOR PROPOSED ALTERATIONS TO 110 OAKS ROAD, SOOTHILL, BATLEY, WEST YORKSHIRE, WF17 6LT

INTRODUCTION

1. This heritage statement has been prepared in support of an application for permission to replace the existing windows of the property with improved energy-efficient ones. The property is a Grade II listed building situated in the Soothill area, to the east of Batley town centre.
2. Guidance for heritage statements emphasises the need for the documents to be appropriate in length. As such, descriptions of internal features have been limited to the areas we propose to change, rather than include a narrative of the entire property.

HERITAGE

HISTORICAL CONTEXT

The property is believed to have been built in the mid-late 18th century and was originally part of Soothill Hall Estate, owned by Lord Savile. Original owners were business owners in the shoddy trade, which was prominent in this area in the 18th century and the house remained in the family until the mid-20th century.

HISTORY AND DEVELOPMENT

The main part of the property was built in the late 18th century, with further additions in the 19th century. More recently, there have been three listed building applications, references 2002/65/93841/E1, 2005/65/91931/E1 and 2013/65/91283/E for various internal and external alterations.

EXTERNAL FEATURES

The description of the listing (Grade II) states that it is 'Late C18, with C19 alterations. Coursed rubble with ashlar dressings. Stone slate roof with two brick gable stacks and a single tall rear wall brick stack. Quoins. 2 Storey. Garden front, has central doorway with part glazed 4-panel door flanked by single 3-light plain sashes with plain ashlar mullions and surrounds. Above 2 similar 3-light windows. Cat-slide roof to rear'.

The catslide comprises of two different extensions to the main cottage and thus the kitchen area and adjoining dining room were constructed at different times, possibly in the early C19 as extensions to the main double storey cottage. The walls are not of solid stones which go all the way through the thickness of the wall, although the odd stone may do this in order to provide the rigidity necessary for such a structure, and the thickness of the main walls vary up to about 0.5 metres thick.

INTERIOR FEATURES

Further description in the listing states 'Interior contains a late C18 stone fireplace with large fluted keystone and chamfered stone mantle, now partly obscured by a C20 tile fireplace, plus a mid-C19 marble fireplace'.

The C20 tile fireplace in the dayroom has since been removed, allowing the C18 stone fireplace to be fully in view. The C19 marble fireplace in the lounge has been removed, with listed building consent, and a replica stone fireplace to match the original stone one in the dayroom has been installed.

ASSESSMENT OF HERITAGE SIGNIFICANCE

Whilst 110 Oaks Road is a heritage asset, being a fine example of C18 and C19 architecture, all of the architectural elements are to remain in their current state and therefore any heritage significance will be preserved.

DESIGN PROPOSALS

The aim of the proposed work is to improve its appearance, its thermal performance and reduce its carbon footprint. The overall approach will be to make the proposed changes without degrading its significance. As changes proposed are purely replacing existing windows, the layout and scale aspects of the property are unaffected.

THERMAL PERFORMANCE AND CARBON FOOTPRINT

Although we have tried to improve the thermal efficiency of the existing windows by installing a perimeter sealing system, it has still not been fully effective and there are still considerable draughts coming through. Two of the windows are not original to the house and poorly fitted (see attached document ref. document 2).

All replacement windows are to be made of finger jointed engineered Red Grandis Hardwood with heritage double glazing. These will include a hidden balance working sash where present in current windows. The company we intend to use has experience in working with Listed Buildings and are locally based. In addition, all existing windows are removed and recycled, to further minimise our carbon footprint.

APPEARANCE/LANDSCAPING

The property is situated in the middle of private grounds, with limited view from the street. The current driveway is of cobble set, with two wooden/wrought iron gates at the drive entrance, one for vehicles and one for pedestrians. The gates are separated by a stone gate post, original to the property.

SUMMARY

The works proposed are unlikely to affect the historical significance of the building, however, they are intended to improve the thermal performance of the building as a whole, thus hopefully increasing its durability.