

# Heritage Statement and Design and Access Statement

1. *Remove dividing wall between current Kitchen and Dining Room*
2. *Replacement of existing Kitchen to create open plan Kitchen diner*
3. *Explore the possibility of reopening pre existing access to cellar from kitchen diner*

**24 Finthorpe Lane, Almondbury, Huddersfield, HD5 8TU**

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## Introduction

24 Finthorpe Lane is a Grade II listed building due to it's Link detach nature to Thorpe House. It's listing is assumed through the property previously being part of the the curtilage of Thorpe House.

Kirklees Ref:- HUD 40/514

Historic England Ref: 1289678

It is thought the Barn that has become 24 Finthorpe lane pre-dates Thorpe House which is understood to have been constructed Mid C19. The Barn was converted into a dwelling circa 1970 from an empty shell with all windows, doors, floors, internal walls and fittings being added. No further alterations or modifications have been undertaken since then.

The main features of the listings with regard to 24 Finthorpe are to the upper south facing window and stone wall and pillared entrance to the north of the property. The window being of wooden construction, single glazed with nine panels and the wall being constructed of cement and York stones with a rounded capstone.

## ***Proposal***

The proposal for works to be carried out at the property are as follows :-

1. *Removal of non-supporting wall of breeze block construction to enlarge the space to accommodate open plan kitchen diner*

2. *Replacement and upgrading of existing kitchen installed in the 1970's for a new modern open plan kitchen with dining area. The kitchen will be remodeled around the current design so as to not alter any service locations or current ventilation points.*
3. *The current dining room has access to the properties cellar that has been blocked off. (there is a separate access to the cellar via steps to the front of the property), Which we would like to explore the possibility of reopening once the current wall dividing the space has been removed. Maybe via a concealed trap door type entrance*