

Heritage Assessment Design & Access Statement

8 West Avenue
Lindley
Huddersfield
HD3 3LR

Introduction

This document has been prepared to assess the context and setting for potential proposals for a domestic extension at 8 West Avenue. It is followed by a design and access statement. Both should be read in conjunction with the existing and proposed plans/elevations.

Heritage Assessment

The site is located within Edgerton Conservation Area, which is noted for being a mainly late nineteenth/early twentieth century residential suburb of Huddersfield. The property sits hidden at the end of a quiet cul-de-sac that is made up of stone built detached housing, constructed mainly in the early twentieth century. A number of properties have been enlarged, particularly No.7 next door, in a similar architectural style. Each property is different from the next giving a sense of bespoke individuality. They are sat behind stone boundary walls and high hedges, giving an overall feel of exclusivity.

Like it's neighbours, 8 West Avenue is built in coursed stone with clay plain roof tiles. It has 4 bedrooms but is substantially smaller than adjacent properties. Access is from the south with the main entrance on the west façade. There is a large garden, primarily to the east.

Main features of the design include the sloped roof that sweeps down to the single storey, south facing glazed porch. This was originally an external space, with infill glazing added in the 1960's. It is not a well used room (too hot in summer/too cold in winter), and blocks a lot of light coming into the living/dining space behind. It is now showing signs of timber rot and will require attention come what may. Internally the kitchen/dining areas have been combined, but are still relatively small. Facing refurbishment costs and space issues, the clients reached out to Fibre Architects for assistance.

Design & Access Statement - Extension Proposals

We were asked to consider the possibility of extending the property to create a larger kitchen/living/dining space. In addition, the clients wanted to connect this space with the large garden and on the first floor, provide a balcony.

As the glazed porch is not original and would require repair, it was determined that this area could be updated. The main feature here is the large area of glazing, so it was felt appropriate to replicate this using high quality double-glazed windows. In addition, it was felt appropriate to take design cues from the sloping clay plain tiled roof for the roof of the new extension.

In summary, it is proposed to enlarge the living/dining area by extending into the glazed porch and replacing the existing single storey bay window with a larger glazed area that connects to the new patio and garden beyond. The balcony above sits within the new clay plain tile roof. Glazing is set back from the eaves line to not only provide shading but to echo the original intent of the open porch.

It has been our aim to satisfy the clients brief whilst being sympathetic to the existing architecture. We feel that the proposals are appropriate in a heritage context and provide a positive contribution to the conservation area.



View along West Avenue



No.8 West Avenue



Extract from Edgerton Conservation Area Appraisal



No.5 West Avenue (with side extension)



No.7 West Avenue (with side extension)