

PROPOSED CONVERION OF BASEMENT TO TWO SELF CONTAINED APARTMENTS

At 128 TRINITY STREET HUDDERSFIELD HD1 4DT

DESIGN & ACCESS STATEMENT PLUS HERITAGE STATEMENT

Introduction The Design and Access statement has been prepared to provide sufficient information to accompany a detailed planning application for converting the basement at 128 Trinity Street to provide two additional flat in the lower ground floor. The level of detail is commensurate with the application status.

ASSESSMENT OF CONTEXT Physical Context The property is sited on the North side of Trinity Street directly opposite Greenhead Park. It is within the Greenhead Park Conservation Area and the building is a listed building. Character of the Area The house is semi-detached to a similar property albeit the adjacent property does not have the same degree of land associated with it.

THE SITE

The original use was a large residential house. Many years ago the building on the ground and upper floors was subdivided to provide to flats.

ECONOMIC CONTEXT

The impact on local services will be positive by increasing demand and spending power in the area and initially will support local building trades. A significant number of adjacent properties have already converted their lower ground floor level into self-contained flats.

DESIGN Existing Characteristics

The property on the upper floors has been previously been converted into 2 apartments. Any original features in the lower ground floor will be retained and preserved. The building is a mid 19th century town house. Subject to Listed Officer Approval it is proposed to include new basement windows to provide adequate light into the units.

Vehicular Access

The front area which is already tarmac and will provide space for 4 cars to be parked. If additional parking is required it can be provided at the far end of the rear garden accessed off Wentworth Lane as set out on the accompanying drawings. The site is within easy walking distance of the town centre with all its facilities and is on a bus route.

The apartments will be aimed at professionals and students who will not require the parking.

HERITAGE STATEMENT

The building is of a classical design with an original layout that is symmetrical. A significant number of adjacent properties have already been fully converted into apartments including the lower ground floor of such buildings. The scheme does not significantly alter the original layout of the lower ground floor with changes to load bearing walls kept to a minimum.

Any original features will be retained and preserved either through enclosure or restoration. The majority of the garden to the rear will be retained.

Brief schedule of works Conversion The lower ground floor will be damp proofed.

New doors and windows will match the existing which are all modern types. Windows will be retained wooden painted and single glazed and any additional openings will match.

Internally to create access all that is required is to block a rear doorway to the kitchen of the existing ground floor flat. That will then provide access directly to the proposed basement flat.

These works are identified on the attached plans. The proposed half-light windows in the front elevation will be wooden painted frame. It is not proposed to require any new gutter but any will match existing. Soil and vent pipes will be internal.

CONCLUSION We hope this has provided sufficient information to support the proposed development.