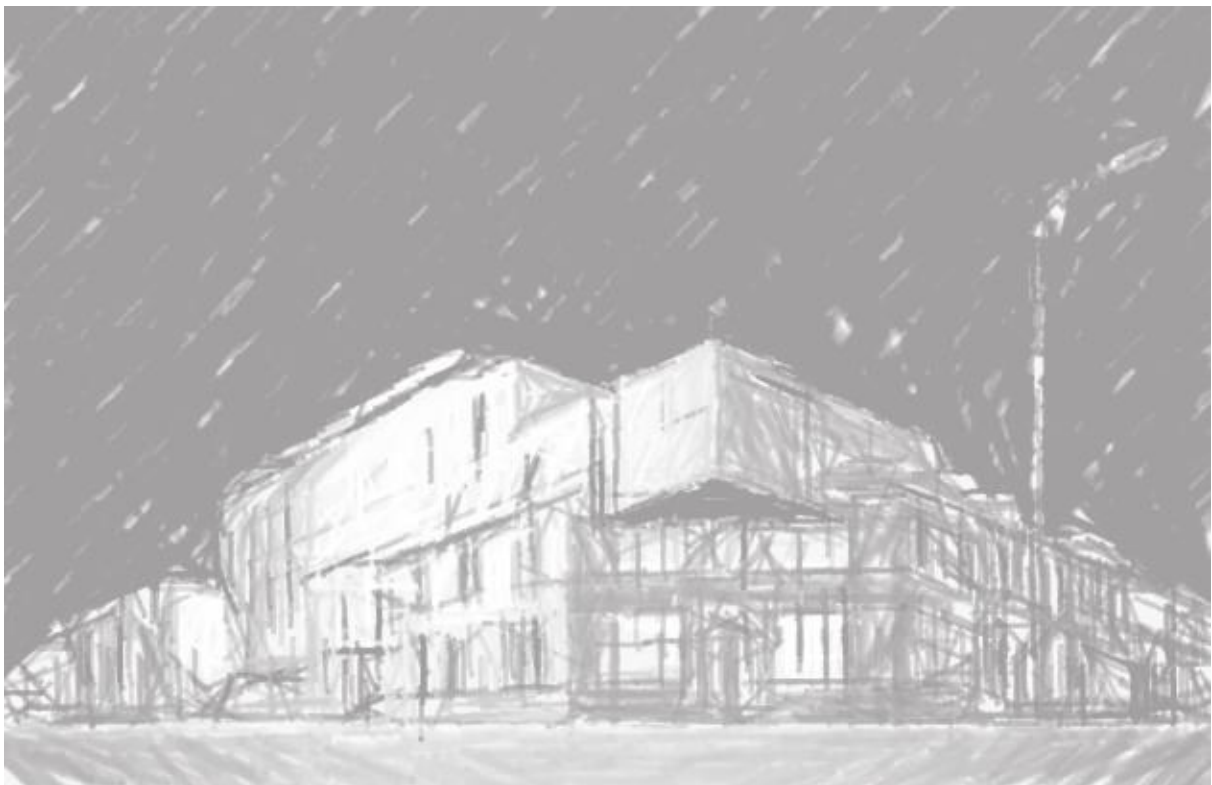


New Wharf Pub, Huddersfield

Heritage Statement



Date: 27th April 2016

Address:
New Wharf Pub
52 Wakefield Rd
Huddersfield HD1 3AQ

Contents

1.0 Introduction

2.0 Site address and Location

3.0 Existing site Description

4.0 Previous Approval

5.0 Proposed Development

6.0 Site and Surrounding Areas

7.0 Heritage Impact Statement

1.0 Introduction

This Heritage Statement has been prepared by Yeme Architects, on behalf of their client, Khela Properties. This is in support of the full planning application for the creation of a new student accommodation scheme at the former New Wharf Pub, on the corner of Firth Street and Wakefield Road at Aspley, Huddersfield.

2.0 Site Address and location

The site address is the New Wharf Pub, 52 Wakefield Road, Huddersfield, HD1 3AQ.

The building is not listed but adjoins a listed building.

3.0 Existing Site Description

The building is a stone built building with strong stone architectural detailing with a lesser stone extension to the rear.

The building is adjoining a row of buildings which are Grade 2 listed.

4.0 Previous Approval

There was a previous valid approval which was granted under planning approval Ref: 2013/62/92806/W to demolish the existing pub building and construct a new modern student accommodation building.

This in turn would have lost an existing characterful building and would have had negative impact on the existing listed building by causing “awkward” junctions.

5.0 Proposed Development

The proposal is for a change of use on the existing building including removal of the existing roof and later rear extension and proposed extensions to the rear and roof.

This will form a student accommodation building utilising the existing building.

The design and access statement should be read in conjunction to have a full understanding of the proposal, materials and design.

7.0 Site and Surrounding Assessment

The site is not within a conservation area.

The surrounding area can be seen as an urban location, overlooking Firth Street and Wakefield Road which has a mixture of traditional vernacular mill buildings and more modern buildings within the vicinity including the University.

The grade 2 listed building is of Early C19. Hammer dressed stone. (No.40 Rendered). Pitched stone slate roof and two stories in height. It has a moulded eaves cornice with blocking course.

Continuous 1st floor cill. 6 sashes with glazing bars on the first floor. Moulded cornice over the ground floor of Nos 42-48 (even) No. 48 has a contemporary shop front with 4 Tuscan pilasters.

8.0 Heritage Impact Statement

By retaining the existing building and adding a mixture of a contemporary and traditional extensions to the building will be seen as enhancing the existing building and the neighbouring listed buildings.

Views from both angles have been considered to ensure that the views of the building do not cause any negative impact on the existing listed building.

Demolition of the existing roof and construction of the new building will have little or no impact of the construction of the neighbouring listed building and will not affect the frontage in anyway.

The proposed development would be seen to enhance and preserve the setting of the Listed Buildings for the long term, providing a direct contrast between the old and the new architectural styles.

By adopting a more contemporary approach and the stepped levels the existing pub and listed buildings would be seen to become a more visual focus, than that in present.

The design and retention of the existing pub would be seen as a more conservative approach to the development than the previous approval and the accommodation would bring in potential sales for the businesses within the listed buildings in turn ensuring they can maintain these buildings.