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Heritage Statement / Design and Access Statement for Proposed Rear Staircase Extension and Rear Ground Floor Extension, 4-6 Macauley Street, Huddersfield, HD1 2JY.

4-6 Macaulay Street is a Grade II listed building in Huddersfield Town centre. The building was listed on the 29th of September 1978.

The majority of Macaulay Street was mostly lost during the construction of the Ring Road and the redevelopment of the south-west part of the town. Macaulay Street used to connect Manchester Street to the Upper Head Row, which now provides the main pedestrian access route from the Bus Station to Market Street. Some of the properties on the Northern side of the street survived the re-development; the Plumbers Arms – being 1 of these.

Johnny Henry Rogers a legendary former rugby league player with Fartown was a licensee of the Plumbers Arms for three years up until the time of his death in July 1958.

The building lies outside the Huddersfield Conservation area. There are 3 other Grade II listed buildings in nearby Threadneedle Street and Dundas Street.

MACULAY STREET 1. 5113 (North Side) The Plumbers Arms SE 1416 NW 1/882 II 2. Late C18 or early C19. Hammer- dressed stone. Pitched stone slate roof. 3 storeys. Stone brackets to gutter. 2 ranges of tripartite stone mullioned sashes, central lintel higher than the other 2. 2 ranges of sashes. One door with 6 moulded panels and fanlight. Rear has 4 ranges of 3– light stone mullioned casements. English Heritage ID:340207

Despite an in depth search of records, the architect and subsequent builder of the property is unknown.

The small section that remains of Macaulay Street is pedestrianised. A small outside seating area is located to the south west (front) of the building, which has a number of benches located around a circular block paved feature. This is a popular area in summer for many people, both young and old.

The main façade of our building is most prominent when viewed from Market Street. The north western gable of 6 Macaulay Street is attached to a 3 storey, stone fronted, flat roof building. The flat roof looks like a modification at some date, but no records of such works have been found. Shops currently occupy the

ground floors of this building and a club occupies the top 2 floors. To the east lies Kirklees House, a stand-alone brick ten storey flat roof office building. This was probably constructed in the 60's

The ground floor of 6 Macaulay Street has long since been home to the Plumber Arms public house, which has recently re-opened after the undertaking of an internal re-fit and external clean up. The main external works were to remove the white paint from the stonework on the south western elevation, this proved a big project, but the result is impressive. Living accommodation was provided above the pub over 2 floors.

Until December last year, 4 Macaulay Street, was the base for a firm of local solicitors. They occupied the premises for over 40 years, and over this period of time had made a number of significant alterations to the internal layout of the building. The main alteration to the building was the extending of the solicitors office space over the pub into disused rooms. This incursion occurred at first, second and third floor levels, thus creating a flying freehold affect.

4-6 Macaulay Street retains an impressive unaltered frontage when viewed from the south west, however from the rear, when viewed off Threadneedle Street the building's appearance has been significantly altered over the years. The main addition is a single storey flat roof extension which has been added to the rear of no. 6 to create toilet and kitchens facilities to the pub. No records can be found of when this structure was added to the building. A metal fire escape and landing area which serves the first and second floor of both the accommodation to the pub and the previous solicitor's office space is a prominent feature. Window openings have been modified to form door openings onto the fire escape.

As previously mentioned the attic space above no's 4 & 6 have also been adapted to create additional office space. Modern roof lights have been inserted into the roof structure on the north eastern elevation.

The change of use of the upper floors has been approved via planning approval ref 2016/62/91587/W. The same approval also provided consent to erect an external staircase to access the upper floors. However, subsequent design development of the staircase in consultation with The Building Control Department has shown that the use of large expanses of fire resisting glass shown in the approved design and which would be required to achieve building regulation consent would have been prohibitively expensive and which would have rendered the whole project economically unviable.
As a result, the scale of the stair tower has been reduced (mainly by developing its design so that it interconnects with the existing internal stair) and by reducing the amount of glazing.
The walls to the stair will have a self coloured render finish so as to visually express the difference between the new structure and the original host building.
Additionally, the current proposals include a single storey rear extension to the approved change of use (A4 Class) for the existing space at ground floor. This part of the design forms part of the same design ensemble as the stair and is finished with the same materials.

Conclusion

After purchasing 4 Macaulay Street my client, prior to submitting this application, had the offices up for rent with an established local agent for six months, without any interest. The feedback from the agents for the lack of interest was a number of different factors:-

1) Lack of associated free parking.
2) Layout of building/offices.
3) Costs of modernisation.

After numerous site meetings with agents we decided that the only way forward was to apply to Kirklees Council for a change of use. My client then engaged in discussions with both planning & building control to ascertain their thoughts on his proposals for the building. Further discussions with local agents followed and it was felt that to make the proposal viable for the 2 separate businesses a small stairwell/entrance extension needed to be provided to the rear of the property. We feel that the erection of this extension, which is the only external alteration proposed within the entire scheme, will create a sensitive alteration to the existing building on this elevation. As previously stated the materials we are proposing to use, along with the scale and massing of the proposed extension we think sits comfortably on the existing building.

My client aims to use the facilities of the public house to provide meals to the bed and breakfast customers, thus providing an additional income within the competitive pub trade. This will not only create additional job opportunities but will also safeguard those already employed.

To sum up, we feel that our proposals are the best way forward for the building in order to preserve its long-term future as a viable business. The alterations that we are proposing we feel are justifiable within this scheme and do not have a negative impact on the heritage asset of the building and adjacent street scene.

Once the necessary consents are in place, The Design Team and Applicant will continue a dialogue with The Planning Department and Conservation Officer and to ensure that all work is properly carried out to a high standard and so that at completion, the project will represent a sensitive and well thought out solution to a difficult problem and which will help create an active use of the current redundant space, thereby safeguarding the historical legacy that the original building provides.