

# *Heritage Statement.*

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Rear extension and change of use to HMO

111 Trinity Street, Huddersfield.



**January 2018.**

## **Heritage Impact Assessment.**

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## **1.0 Context.**

- 1.1 This statement has been prepared to accompany a planning application for a rear extension and change of use from residential dwelling to a House of Multiple Occupancy for students at 111 Trinity Street, Huddersfield HD1 4DX.
- 1.2 The dwelling is owned by the applicant's grandparents who lived there from June 1988 to July 2017.
- 1.3 Since then the property has been vacant, has fallen into disrepair and become a 'dumping ground' for items both inside and outside of the house as can be seen in the attached photos.
- 1.4 In order to make renovation of the property financially viable the applicant needs to maximise the number of bedrooms.
- 1.5 There will be 9 bedrooms with the existing dwelling, including one in the roofspace, and a single storey extension will provide kitchen and living space for the students.

## **2.0 Proposed extension.**

- 2.1 To the rear of the property there is a dilapidated garage with a lean to glazed structure, currently used for storage but was once a sun room.  
  
Both of these buildings will be removed as part of the proposed work.
- 2.2 The footprint of the extension will be 6.0m by the full width of the dwelling with heights of 2.4m and 3.85m to the eaves and abutment respectively.
- 2.3 The removal of the existing buildings will provide adequate amenity space at the rear for use by the students.
- 2.4 The walls will be in natural stone with concrete tiles to the roof.

### **3.0 Heritage Impact.**

- 3.1 The extension will not be visible from Trinity Street as it is at the rear.  
Neither will it be visible from Park Drive as it will be obscured by No 4.
- 3.2 The proposal will, therefore, not have any visual impact on the conservation area.

Appendix A

Photos.

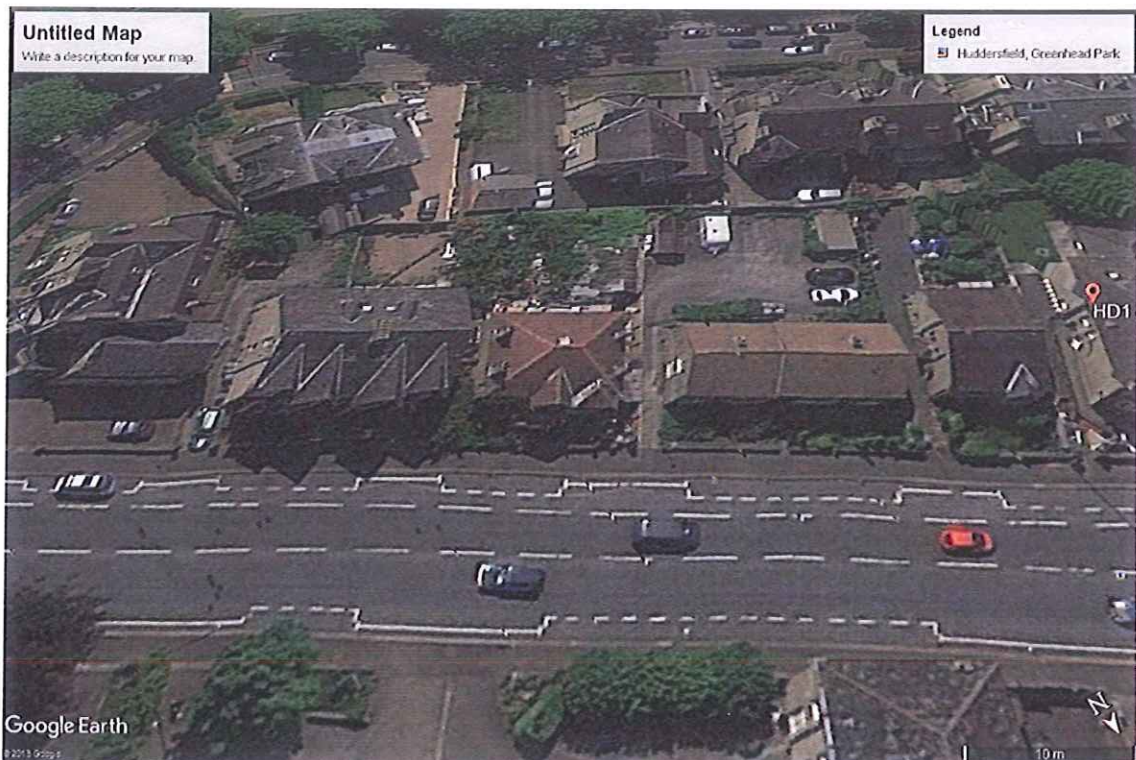










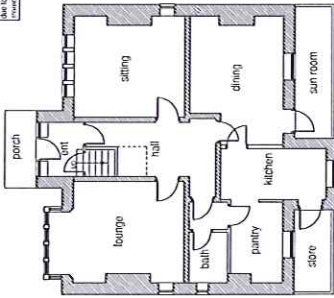




Appendix B

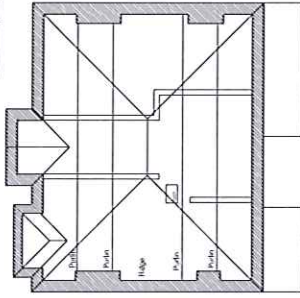
Drawing.

**NOTE:**  
Some areas outside to be removed  
to be shown along full of  
ground level.

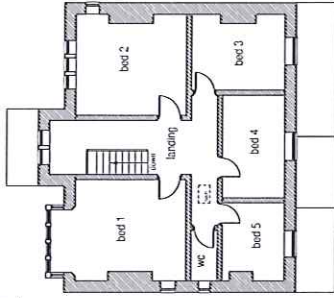


Existing ground floor layout (1:100)

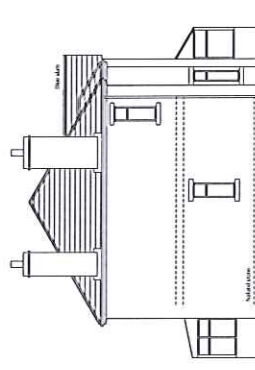
**NOTE:**  
Roof areas not surveyed.  
Construction is based on  
an aerial photograph to 1/250.



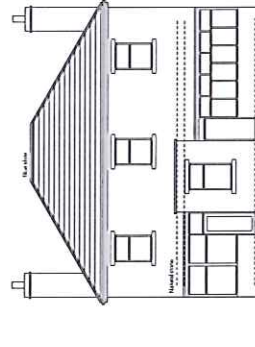
Existing roof space layout (1:100)



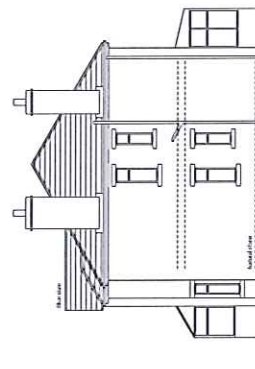
Existing first floor layout (1:100)



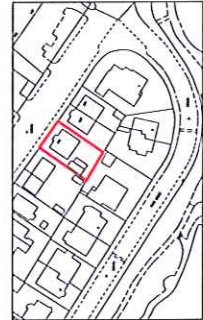
Existing side elevation (1:100)



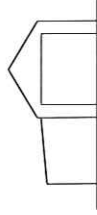
Existing rear elevation (1:100)



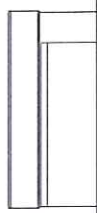
Existing side elevation (1:100)



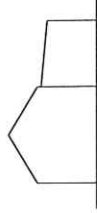
Location plan (1:1250)



Garage front elevation (1:100)



Garage side elevation (1:100)



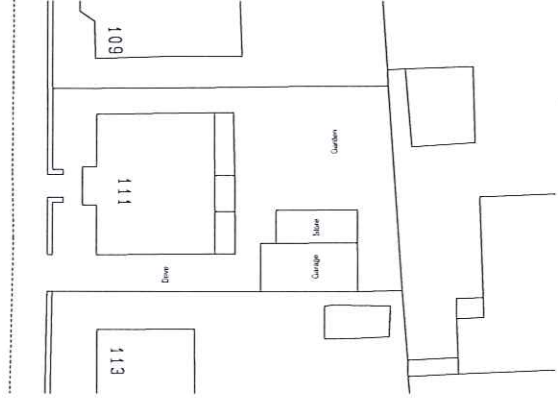
Garage rear elevation (1:100)



Garage side elevation (1:100)

- Scale 1:50
- Scale 1:100
- Scale 1:200
- Scale 1:500
- Scale 1:1000
- Scale 1:2500
- Scale 1:5000

(When in scale of original plan see 7. East)



Existing site plan (1:200)



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2 Meadow Lane  
Cauldwell  
Huddersfield HD7 6LX

Tel: 01484 842007  
Mobile: 07927 803312  
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Project No: 16/01/17

**Project:**  
Change of use from dwelling to HMO.

**For:**  
Mr P Lubelski.

**Address:**  
111 Trinity Street  
Huddersfield.

**Title:**  
Existing plans and elevations.

**Job No.:**  
17 J 13.

**Drawing number:**  
01.

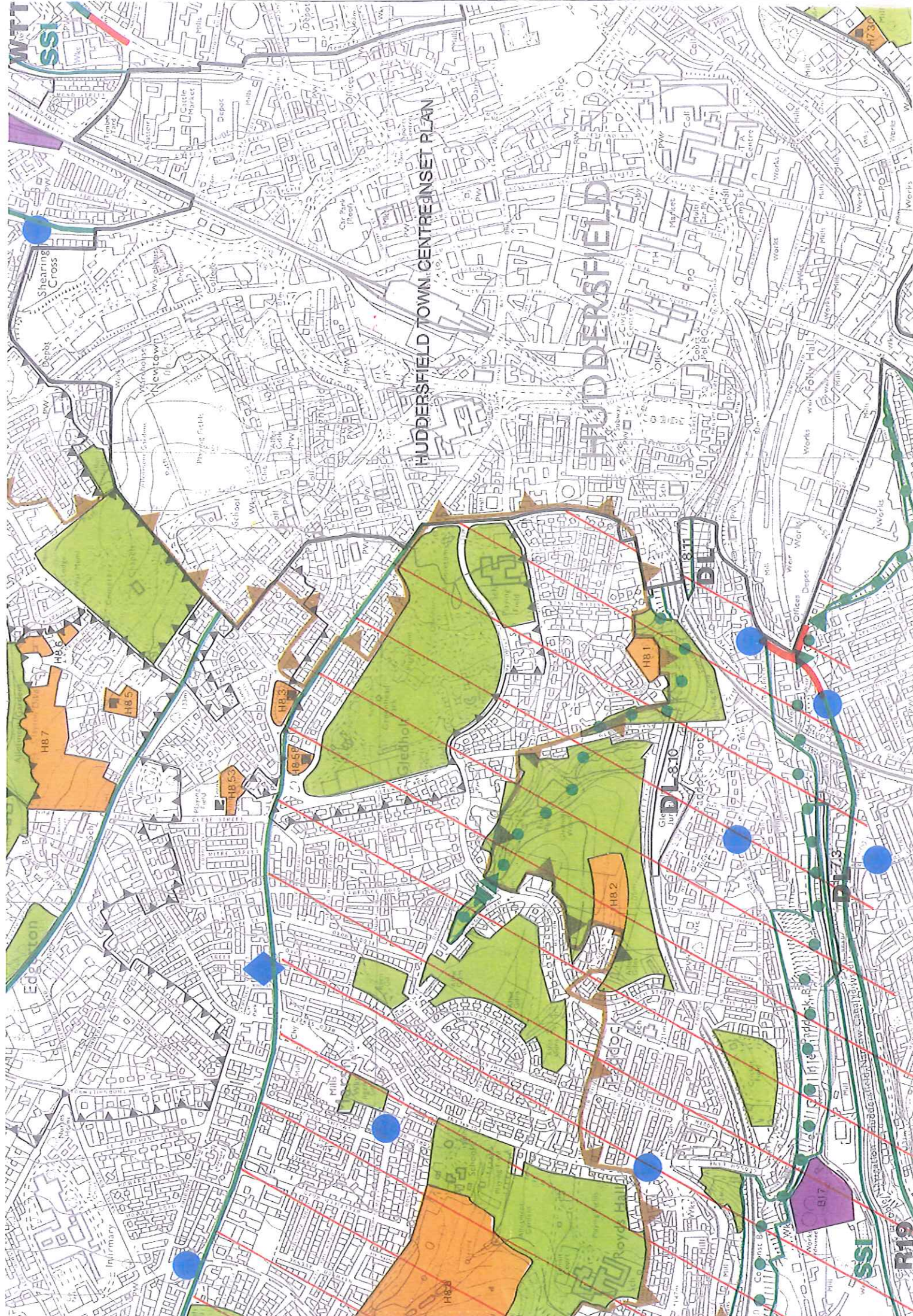
**Date:**  
Dec 2017.



## Appendix C

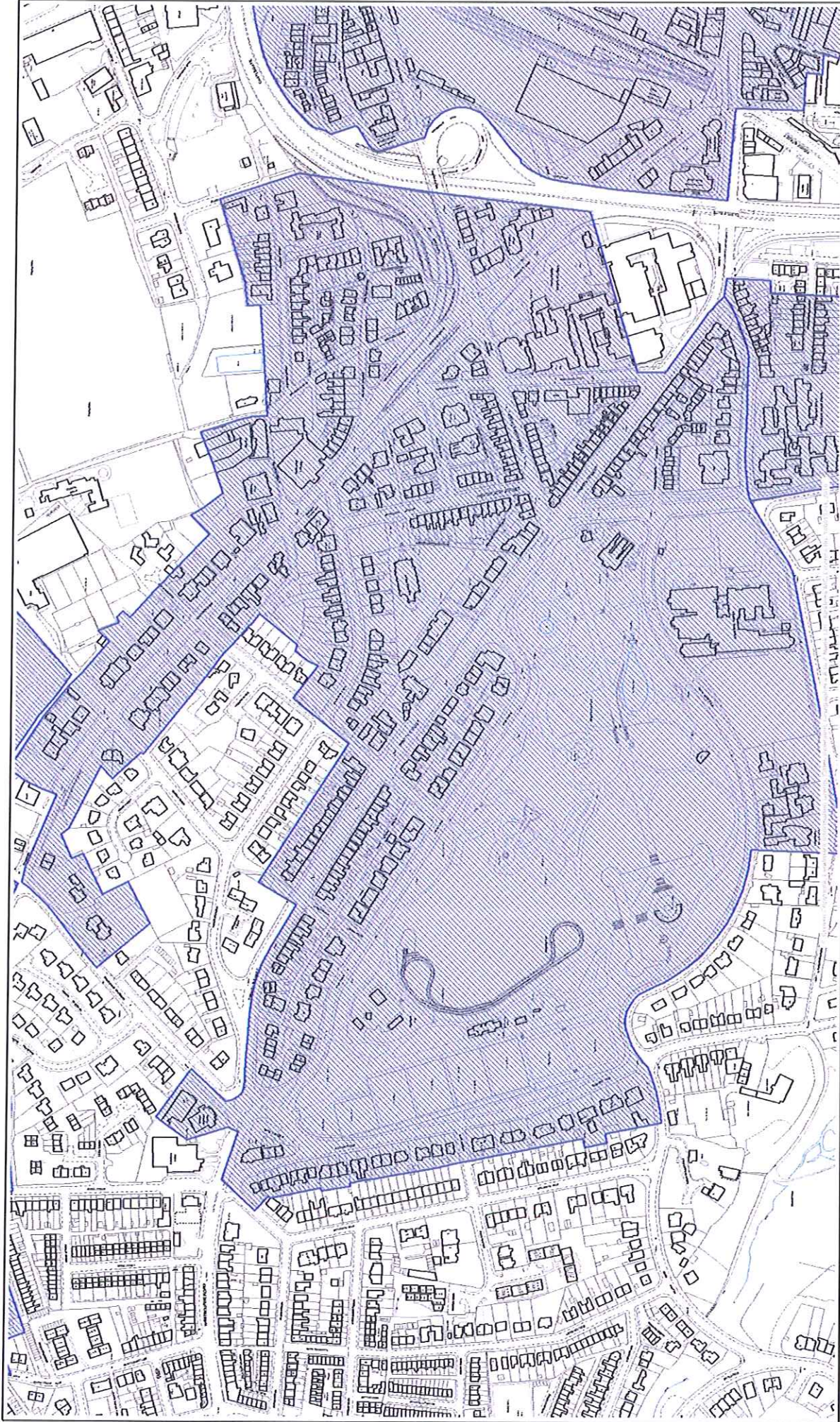
Extract from KMC Unitary Development Plan.

# Huddersfield Town Centre Inset Plan



## Appendix D

Greenhead Park Conservation Area Plan.



## Kirklees MC - Planning Service

Scale 1/5000

Date 3/2/2010



OS Grid Ref of Centre = 413653 E 417041 N

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