

## **IQ14.032 – Heritage, Design and Access Statement.**

### **Internal separation of 51 New North Road, 39 and 41 Portland Street to create independent lower-ground floor residential apartment forming 51A New North Road.**

**Address: 39/ 41 Portland Street and 51 New North Road, Huddersfield, West Yorkshire, HD1 5LZ.**

Prepared and Issued by **Studio IQ**

September 2019

**Issue Rev. 02**

Statement to be read in conjunction with application drawings, if in doubt please contact Studio IQ.

#### **01. Overview**

This Heritage, Design and Access Statement has been prepared by Studio IQ and forms part of a Listed Building Consent / Planning Application submitted to Kirklees Council on behalf of the applicant at No. 39/ 41 Portland Street and 51 New North Road.

The applicant wishes to seek approval for the internal separation of 51 New North Road to create an independent lower-ground floor residential apartment.

**\*The Heritage, Design & Access Statement is to be read in conjunction with the Application drawings.**

#### **02. Site & Context Appraisal.**

The application site is located on the junction of Portland Street and New North Road, a main arterial route running from Huddersfield Town Centre towards Halifax. The site is situated within the Greenhead Park Conservation Area as designated by the local authority.

The site has a total area of 360 sqm / 0.036 Hectares. There is currently parking provision available on-site for up to 3 No. vehicles, spaces are also available along Portland Street and New North Road which is restricted by controlled permit zones. Due to the site falling within close proximity of the Huddersfield Town Centre there is sufficient parking facilities and good public transport links.

**\*The applicant acquired the site/ property in 2014 from the previous owner who completed internal works to form 39 and 41 Portland Street and 51 New North Road as shown on the existing plans (please refer to drawing ref. IQ14.032.P-GA(103) Existing Plans).**

**The building at 39/ 41 Portland Street and 51 New North Road is designated as a Grade II listed building under the Planning (Listed Building and Conservation Areas) Act 1990 as amended for its special architectural and historic interest.**

### 03. Planning History.

The application site has been subject of historic planning application(s), the application details are listed below.

- A. **Application No.** 2007/92515; **Application Description** – Conversion of Existing 3 No. Dwellings into 6 No. Apartments (Listed Building Within A Conservation Area); **Decision** – Application Withdrawn, 24 July 2007.
- B. **Application No.** 2007/92516; **Application Description** – Listed Building Consent for conversion of existing 3 No. dwellings into 6 apartments; **Decision** – Application Withdrawn, 24 July 2007.

### 04. Proposal.

The existing building accommodates 3 No. residential units, namely 39 Portland Street (two bed accommodation), 41 Portland Street (two bed accommodation) and 51 New North Road (1 bed accommodation) all of which are afforded independent access; Please refer to drawing ref. IQ14.032.P-GA103 Existing Plans.

The proposed development will see the lower-ground floor of 51 New North Road and 39/ 41 Portland Street form an independent residential apartment. The proposal is in accordance to local policy initiative where Kirklees Council encourage the conversion of vacant/ partially used buildings to provide residential accommodation in return contributing to a more vibrant and mixed community within the Huddersfield Town Centre and immediate local districts.

No external or internal alterations are proposed other than ensuring the building meets all building/ fire regulations requirements. Internally, the existing arrangement is to be retained with only internal finishes required to complete the residential accommodation, please refer to drawing No. IQ14.032.P-GA104 Proposed Plans. It should be noted, the stair void leading from the ground floor to the lower ground floor area has been historically blocked-up with only external access available to the lower-ground floor area.

**Internal Works** - Currently the lower-ground floor is fully independent of 51 New North Road, 39 and 41 Portland Street. Internally the lower-ground floor area was accessed vide staircase leading from 39 Portland Street which has subsequently been removed by the previous owner and floor void blocked-up, please refer to drawing ref. IQ14.032.P-GA(103) Existing Floor Plans. **The proposed layout of the residential apartment forming 51A New North Road is to remain the same as existing and only non-intrusive/ cosmetic upgrade works are to be undertaken which include:**

- i. Existing window openings to be utilized and retained as part of the proposed development going forward;
- ii. No internal structural alterations are proposed, the internal staircase has been previously removed;
- iii. Plastering/ skimming of internal walls; Please note this area has previously been boarded ready for finishing;
- iv. Second fix joinery i.e. Skirting, Architraves etc;
- v. Installation of internal doors;
- vi. Installation of internal floor finishes;
- vii. Installation of kitchen and sanitary-ware.

The proposal has been conceived in a way where minimal changes are made to the fabric of the building retaining its original features internally. It is envisaged the changes proposed will not detract or unduly take away the essence or fabric of the building. **Moreover the proposal aims to preserve and maintain the heritage qualities of the building (please refer to drawing(s) ref. IQ14.032.P-GA101 to IQ14.032.P-GA104).**

## 05. Access Details.

As the existing property is considered an important heritage asset, no external alterations have been proposed, which impact the appearance and character of the building. Level access is currently not available into the building for wheelchair users; it is proposed to retain this to prevent deterioration to the character of the building.

The widths of all corridors are sufficient to allow for convenient circulation. Vertical circulation is provided by external stairs, the accommodation on offer is consistent throughout the building.

The proposed scheme has been designed to the current guidance and legislation for 'Access to and use of Buildings'.

## 06. Heritage Assessment.

### a. Introduction

The following heritage statement forms part of a Planning Application submitted to Kirklees Council seeking Planning Permission and Listed Building consent with limited/ no internal and external alterations to the Grade II listed building at 39/41 Portland Street and 51 New North Road situated within the Greenhead Park Conservation Area.

Guides for heritage statements emphasise the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works have driven the length of this document.

### b. Assessment of Significance

- i. The property at 39/41 Portland Street and 51 New North Road lies within the Greenhead Park Conservation Area which forms part of a street scene based on a line of properties along Portland Street and New North Road which share common features of design; presented onto the street, in terms of stone, slate roofs, windows and window framing.
- ii. **While 39/41 Portland Street and 51 New North Road is a heritage asset, the extent of the fabric that contributes to the heritage significance is essentially limited to the features that contribute to the external frontages of the property, which in turn contribute to the sense of place that sets the Greenhead Park Conservation Area.**
- iii. **39/41 Portland Street and 51 New North Road is designated as a Grade II listed building.** The building is of mid 19<sup>th</sup> century origin. The English Heritage (EH) list Entry Description for the property is:

*'Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched ornamental slate roof. Coped gables. 2 storeys. Stone mullion and transom windows with round-arched lights, and hammer-dressed relieving*

arches over. Two 1st floor windows cusped, with attic dormers over. L-shaped plan, with porch in re-entrant angle pitched slate roof with gable, door with 3-centred arched head, pointed relieving arch over, with hoodmould and trefoil motif in tympanum.' – English Heritage List Entry No. 1228663.

- iv. No internal features of the building are listed with the external frontage and roof detail(s) wholly accounting for the designation of special architectural and historic interest.

#### c. Heritage Impact Assessment

The aim of the proposed work is to develop the property to improve its utility and flexibility. **The overall approach aims to improve the contribution the property makes to its setting without degrading its heritage significance.** The older features which contribute to the significance of the building are unaffected by the proposed scheme. The choice of any materials are in keeping with the remaining properties.

**As part of the improvement works, the existing arrangement is to be retained within the lower-ground floor area with only internal finishes required to complete the residential accommodation, please refer to drawing No. IQ14.032.P-GA104 Proposed Plans. The proposal has been conceived in a way where minimal/ no changes are proposed to the fabric of the building retaining original features both externally and internally.**

#### d. Justification for Works

The proposed alterations with associated material changes will not unduly harm the character of the area and preserve the heritage qualities of the building while refashioning the space for future inhabitants. The proposed changes are in keeping with the existing scale, fenestration and materiality of the building and surrounding context.

#### 07. Servicing Details.

Waste is to be deposited in accordance with Kirklees Council's waste management policies.

#### 08. Planning Drawings / Documents.

The following drawings / document(s) have been submitted in support of the Listed Building Consent / Planning Application at 39/41 Portland Street and 51 New North Road:

- i. IQ14.032.P-GA101 Location Plan (A4 Drawing);
- ii. IQ14.032.P-GA102 Existing and Proposed Site Plan (A1/A3 Drawing);
- iii. IQ14.032.P-GA103 Existing Plans (A1/A3 Drawing);
- iv. IQ14.032.P-GA104 Proposed Plans (A1/A3 Drawing);
- v. IQ14.032 Heritage, Design and Access Statement (A4 Supporting Document).

## Appendix I

**Statutory Address: 51, NEW NORTH ROAD; listed on 29 September 1978.**

**(English Heritage List Entry No. 1228663)**

The description of the listing is reproduced here for information purposes only. This information has been taken from the register of listed buildings produced and maintained by English Heritage:

**MARKET STREET** 1. 5113 SE 1416 NW 27/1431

NEW NORTH ROAD (South Side) Highfield No 51

II

2. Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched ornamental slate roof. Coped gables. 2 storeys. Stone mullion and transom windows with round- arched lights, and hammer-dressed relieving arches over. Two 1st floor windows cusped, with attic dormers over. L-shaped plan, with porch in re-entrant angle pitched slate roof with gable, door with 3-centred arched head, pointed relieving arch over, with hoodmould and trefoil motif in tympanum.

Listing NGR: SE 13984 17020

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 1398417020