Heritage & Justification Statement

Partial Re-building, Extension and Conversion
To
Form 2no. Apartments

154 Trinity Street
Huddersfield

Revised May 2021

Heritage Statement

154 Trinity Street is situated approximately 100metres from Greenhead Park and 0.6 miles North West of Huddersfield Town Centre.

No. 154 is situated on the junction of Trinity Street and Vernon Avenue and is surrounded by properties of a similar scale and design. The area is a mixture of HMO'S private and student accommodation, with a number of commercial uses evident also 154 Trinity Street
(and 6 Vernon Street) was granted a Certificate of Lawfulness for HMO use (2018/92571)

The existing Coach House is accessed from Vernon Avenue and is of a different Architectural style to the surrounding properties and has fallen into a state of disrepair. The enclosed/attached photographs show elements of the existing structure that are affected. The existing stone walls are currently shored up with scaffolding with some of the roof slates missing/stolen.

This application seeks to partially re-build, extend and convert the building into two apartments using matching materials whilst maintaining existing design features and proportions to help conserve the style of the existing Coach House, but also improving the fabric and performance.

The building is situated to the rear of 154 and currently forms an unsightly function within the Greenhead Park conservation area due to its condition and therefore it is considered that the proposed extension and conversion will not be detrimental to the host building or amenity of the area, but will enhance and compliment the area whilst providing much needed market housing in this area.

Justification for Works

As the building has fallen into a poor state of disrepair it is considered that the extension and refurbishment will allow the building to benefit from a continued use therefore preventing the Coach House degenerating further. It is considered that the proposed works and use of matching materials will be acceptable to the Conservation and Planning officers.

Demolition Method Statement

The building has fallen into a state of disrepair which makes is impossible to enter the building to carry out any propping works, as such it is intended to use manual methods of demolition in a piecemeal manner whereby the significant stone detailing will be marked and referenced for storage in order to ensure they can be rebuilt in an exacting form.

Use of mechanical lifting and access platforms will enable the roof covering to be carefully removed and stored for reuse, supplementary slate will be imported to site due to the loss through theft and breakage due to localised roof collapse.