

DESIGN AND HERITAGE STATEMENT

APPLICATION FOR LISTED BUILDING CONSENT
INTERNAL ALTERATIONS AND RENOVATION

161, TRINITY STREET, HUDDERSFIELD, HD1 4DZ

September 2021

Prepared by Ascough & Associates

1.0 THE APPLICATION PROPERTY

1.01 – LOCATION

The property is located along Trinity Street, approximately a 5 minute walk to the town centre



Photograph 1 - 161 Trinity Street

1.02 - No. 161 is a vacant residential property in need of refurbishment.

1.03

Further information regarding the proposed development is outlined in the submitted drawings. This statement will focus on the historical significance of the existing building and demonstrate how the setting and character are not adversely affected by the proposed development. 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.

2.0 ASSESSMENT OF SIGNIFICANCE

2.01 The front of the property at No. 161 Trinity Street forms part of a street scene based on a line of properties from 141-161 Trinity Street which share common features of design, presented onto the street, in terms of stone, slate roofs, moulded eaves cornice, windows and timber window framing.

2.02 No. 161 Trinity Street is designated as a Grade II listed building - reference HUD/27/1290, which is located within the Greenhead Park/ New North Road Conservation Area. The building is in Georgian style and is of early to mid 19th century origin.

2.03 Whilst No. 161 Trinity Street is a heritage asset, the extent of the fabric that contributes to its heritage significance is essentially limited to the features that contribute to the frontage of the property and in turn contributes to the sense of place that sets the Greenhead Park / New North Road Conservation Area.

2.04 The English Heritage (EH) list Entry Description for the property is:

TRINITY STREET 1. 5113 (South Side) Highfield No 141 to 161 (odd) SE 1317 27/1290 II GV 2. Mid C19. Ashlar. Pitched slate roof. Moulded eaves cornice. Blocking course. 2 storeys. 2 ranges of sashes each, Nos 151 and 161 with moulded surrounds. Ground floor canted bays with Tuscan piers, moulded cornices, blocking courses and acroteria. Doors with moulded panels (No 145's with fanlight) framed by Tuscan pilasters, full entablatures and blocking courses, except for Nos 145, 147 and 149's which have stone frames, moulded cornices and blocking courses. Passage entrances (except for Nos 141, 157 and 159) with moulded voussoirs and imposts (No 161 is blocked).

Listing NGR: SE1350717122

2.05 No internal features of the building are listed with the front façade wholly accounting for the designation of special architectural and historic interest.

2.06 The rear of the properties from 141-161 Trinity Street are largely constructed from stone however the picture is more mixed with the loss of uniformity providing no real heritage significance or contribution to the area.

3.0 -THE PROPOSED WORKS

The proposal has been conceived in a way where minimal changes are made to the fabric of the building retaining original features both externally and internally.

3.01 - GROUND FLOOR (See Drawing 349/5)

Minimal changes are proposed for this floor other than general redecoration throughout. The existing ground floor bedroom and en-suite are to be retained.

Features of interest on the ground floor include the skirting boards, decorative ceiling and cornice / coving details and the living room fireplace which are all to be retained.



Photograph 1 - Livingroom fireplace



Photograph 2 - Livingroom decorative ceiling

A new doorway is to be installed in the hallway, creating a store cupboard for boiler (See drawing 349/5) which will have an internal partition separating it from the kitchen cupboard adjacent. See photograph 3 and 4 for the proposed location of the new doorway.



Photograph 3 - Hallway



Photograph 4 - Proposed doorway location

The proposal includes removal of the chimney stack in the kitchen (See photograph 5). Unlike the fireplace in the living room, this fireplace is likely a non-original feature. Its removal will provide greater usable space in the kitchen.



Photograph 5 - Kitchen Chimney stack

Replacement of the rear external door which is in poor state of repair and has little architectural merit to the building (See photograph 3). The proposal is to replace this with a traditional 4 panel timber door. (See “Door and window drawings” document for details)



Photograph 6 – External rear door

Photograph 7 – Close up of damaged door

The existing ground floor window on the rear elevation will require replacement due to being in a poor state of repair, the timber has rotted. The window replacement will be a traditional Timber 2 x Sliding Sash with weights - Bottom Slider - Sash horns on both sashes - Vertical thin Georgian glazing bars 1370x2380mm. (See “Door and window drawings” document for details)



Photograph 7 – Ground Floor Window

3.02 - FIRST FLOOR (See Drawing 349/6B)



Photograph 8 - Staircase mid landing

The removal of the chimney stack in the existing main bathroom (See photograph 9). The existing main bathroom is to be converted into a bedroom and a new room created on the landing to relocate the main bathroom as per Drawing 349/6B.



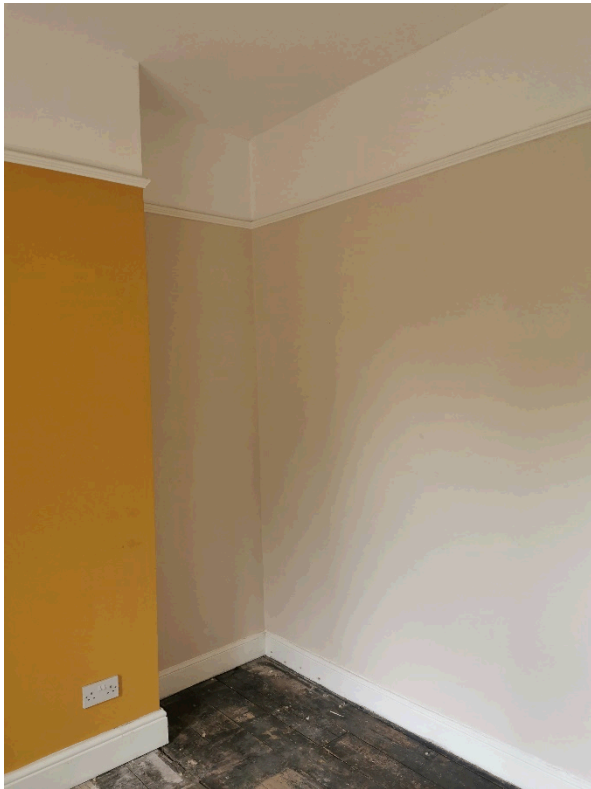
Photograph 9 - Existing Bathroom

The new bathroom is to be formed on the first floor landing, the creation of this room will require the area to the left of the door leading up the attic to be removed to allow the formation of this room. (See drawing 349/6B).



Photograph 10 and 11 Existing Landing

The proposal includes creation of bathroom ensuites in newly converted bedroom 2 and in two of the existing bedrooms (bedroom 3 and 4). Unlike the ground floor there is no ceiling cornice/coving details in bedrooms 3 and 4. The bathroom ensuites will be adjacent to the existing chimney stacks.



Photograph 12 - Bedroom 3 Ensuite location



Photograph 13 - Bedroom 4 Ensuite location



Photograph 14 - Bedroom 3 showing no ceiling cornice/coving details

The existing first floor window on the rear elevation will require replacement due to being cracked and has an obscure glazed window. This window is located in the existing bathroom and is to be replaced with a clear window due to the fact that it becomes a bedroom. Similar to the ground floor, the replacement is 2 x Sliding Sash with weights - Bottom Slider - Sash horns on both sashes - Vertical thin Georgian glazing bars. The window replacement will be a traditional Timber window 1080x1720mm. (See "Door and window drawings" document for details)



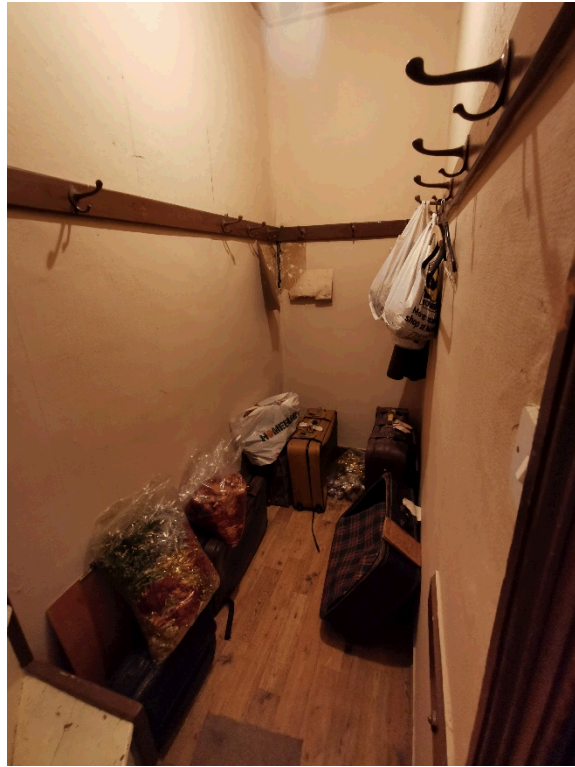
Photograph 15 – First Floor window

3.03 - ATTIC FLOOR (See Drawing 349/6B)

The attic is an existing room and has been previously been used. The proposal is to ensure that it complies with current Building Regulations in terms of use as the sixth bedroom. The proposal outlines modifications to the existing staircase to include a new handrails and repair of damaged steps in order to ensure Building Regulations compliance. (See Photograph 16). The improved use of the attic protects the building as the refurbishment of this room ensures the longevity and integrity of the building's fabric.



Photograph 16 - Existing staircase



Photograph 17 - storage area by existing staircase



Photograph 18 - Shelved cupboard

The Attic floor becomes a single bedroom and Ensuite. Natural light is provided from the existing rooflight and 2 new rooflights will be inserted (See drawing 349/6B).

The first rooflight is to be 660 X 1180mm located adjacent to the existing rooflight. The rooflight is a close match both in size and design to the existing rooflight as shown in photographs 19 and 20. See below link

<https://www.wickes.co.uk/VELUX-Pine-Centre-Pivot-Roof-Window---660-x-1180mm/p/148900#>



Photograph 19 – Existing rooflight



Photograph 20 – New adjacent rooflight

The proposal for the second rooflight is to use a 550 x 980 Conservation rooflight as shown in the below link <https://www.roofingsuperstore.co.uk/product/velux-ggl-ck04-3570h-pine-centre-pivot-conservation-window-55-x-98cm.html>



Photograph 21 - 550 x 980 Conservation Rooflight

4.0 Exterior Changes

The only physical changes to the exterior of the property will be the installation of 2x velux rooflights as outlined previously.

5.0 - GENERAL

The current central heating is provided by means of electric storage heaters and liquefied petroleum gas heaters (LPG) and the proposal is to install a new central heating system.

The existing flat roof to the rear of the property is to be repaired and made watertight due to a leak and the pitched slate roof is to be inspected and repaired where necessary.

To support the works being carried out the property will also undergo various works such as decorating and replacement of any internal joinery items disturbed by the works or found to be defective.

6.0 - CONCLUSION

The current building is in need of renovation. The proposal is to carry out all the necessary repairs and remedial works to ensure the future of the house. These works to upgrade the space will ensure the longevity and integrity of the building's fabric. The proposed alterations aim to improve the existing building whilst retaining its character. It is not envisaged that the changes proposed will detract or unduly takeaway the character of the house. Moreover, the proposals aim to preserve and maintain the heritage qualities. To summarise, any works carried out on the property will be sympathetic and respect the listed status.