

# *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.

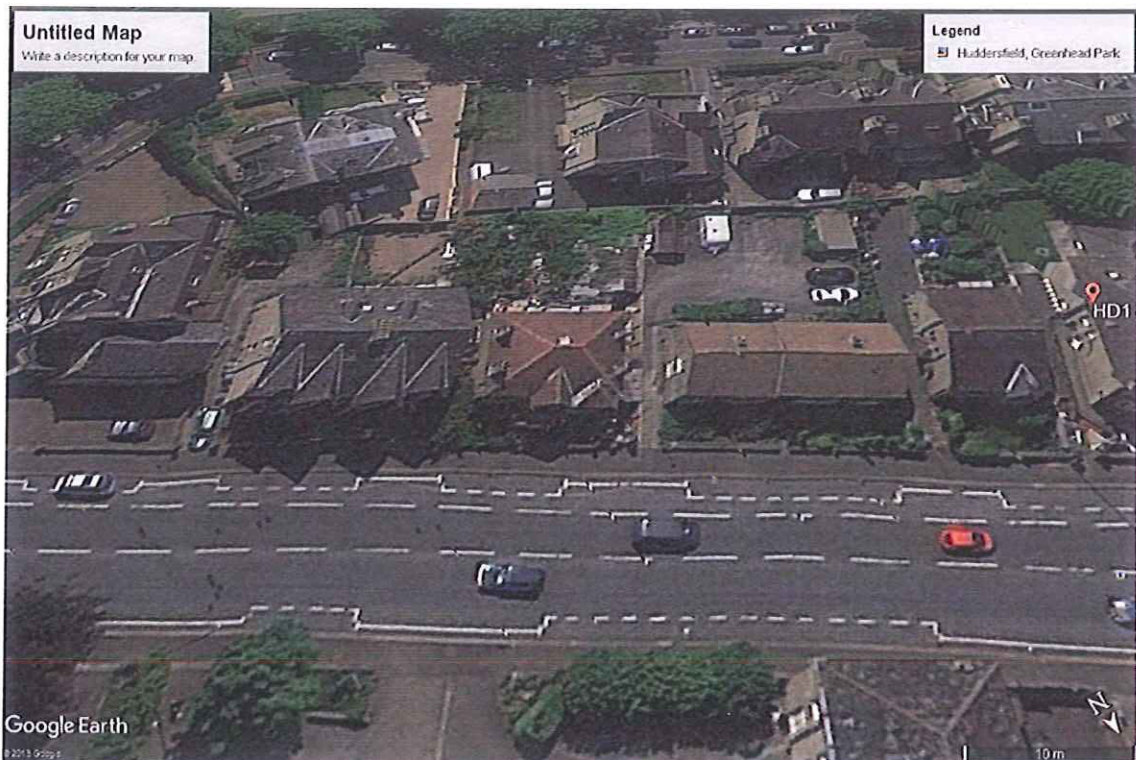


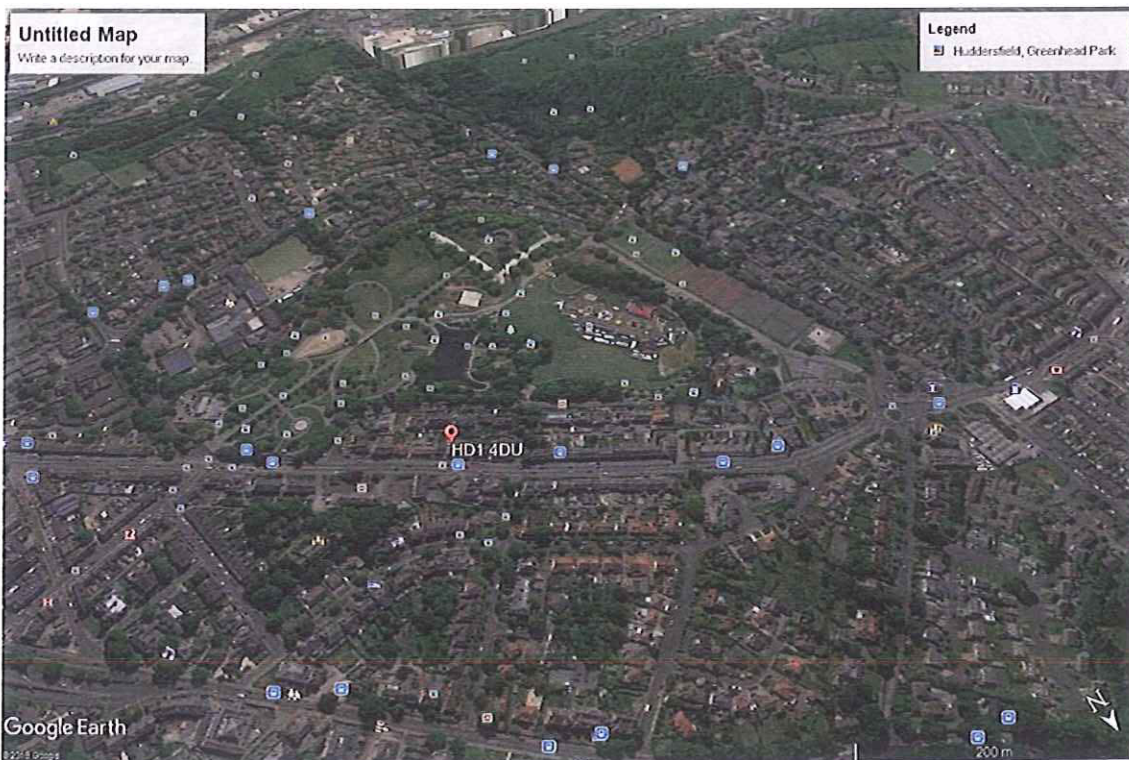










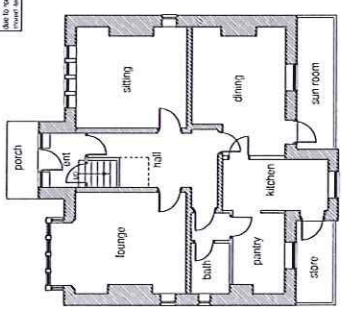


Appendix B

Drawing.

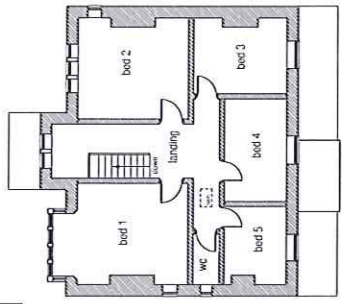
- Notes:
1. Selfies and 3d file responsibility of clients for
  2. All drawings are for information only and not for construction.
  3. All drawings are for information only and not for construction.
- (When in use of proposed plan see 1:100)
- Scale 1:100  
Scale 1:200  
Scale 1:500  
Scale 1:1000  
Scale 1:2500  
Scale 1:5000

NOTE: Some areas outside to be removed. Construction is based on an assumed floor plan.



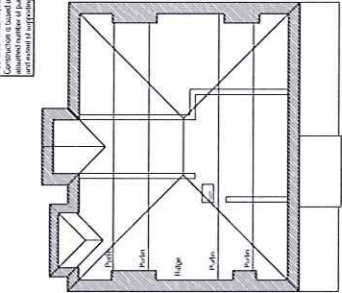
Existing ground floor layout (1:100)

NOTE: Roof area not surveyed. Construction is based on an assumed floor plan.

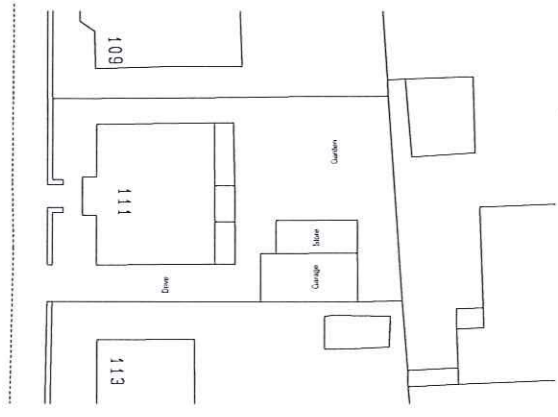


Existing first floor layout (1:100)

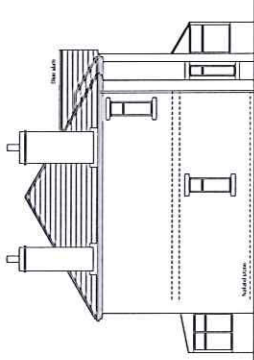
NOTE: Roof area not surveyed. Construction is based on an assumed floor plan.



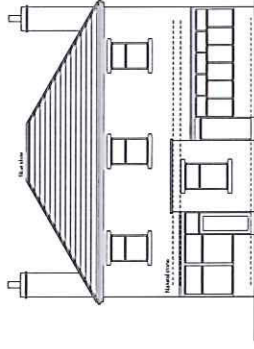
Existing roof space layout (1:100)



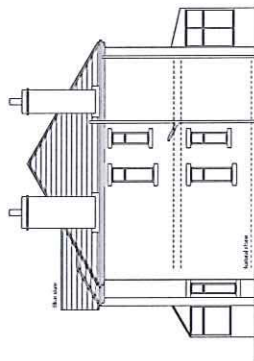
Existing site plan (1:200)



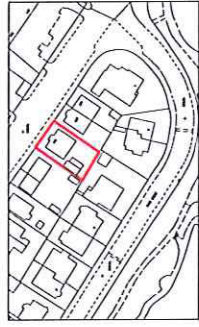
Existing side elevation (1:100)



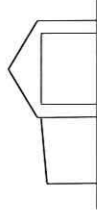
Existing rear elevation (1:100)



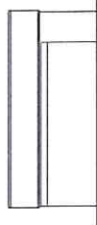
Existing side elevation (1:100)



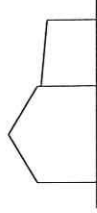
Location plan (1:1250)



Garage front elevation (1:100)



Garage side elevation (1:100)



Garage rear elevation (1:100)



Garage side elevation (1:100)



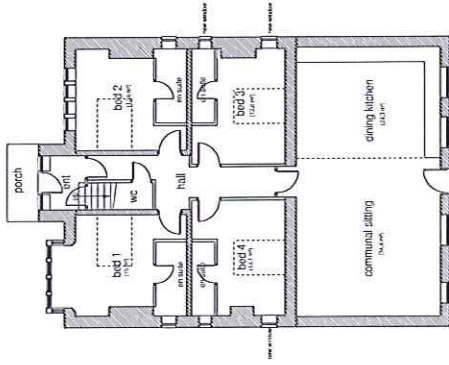
Colne Valley Design  
11 Meadow Lane  
Huddersfield HD7 2LX  
Tel: 01484 625077  
Mobile: 07627 803312  
Email: info@colnevalleydesign.co.uk  
Project No: 16/10/17/001

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.

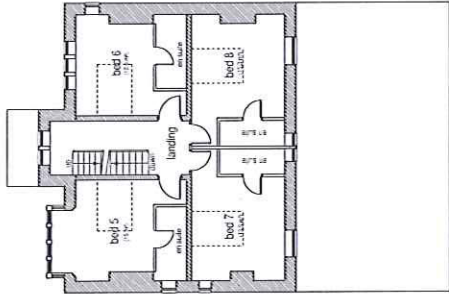
Notes:  
1. Lifting gear to be the responsibility of user for  
any use of the equipment.  
2. All dimensions to be reported to the relevant  
authorities.

Scale 1:50	Scale 1:100	Scale 1:200	Scale 1:500	Scale 1:1000
0m	0m	0m	0m	0m
0m	0m	0m	0m	0m
0m	0m	0m	0m	0m

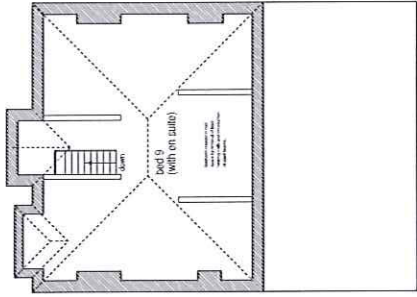
(When in scale of proposed plan/level or floor)



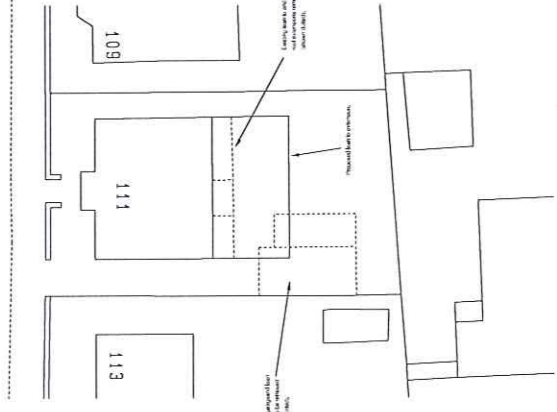
Proposed ground floor layout (1:100)



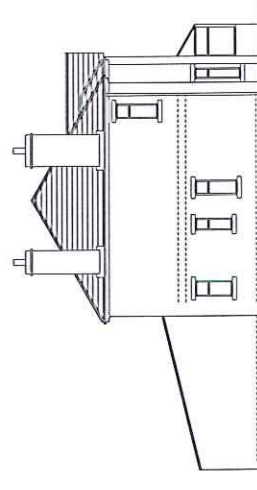
Proposed first floor layout (1:100)



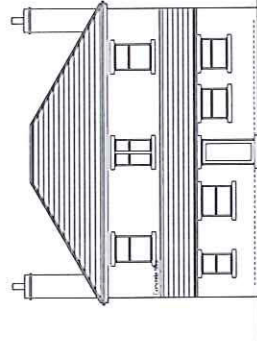
Proposed roof space layout (1:100)



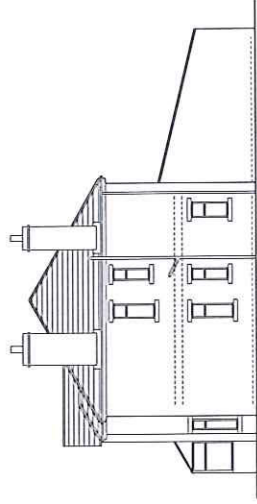
Proposed site plan (1:200)



Proposed side elevation (1:100)



Proposed rear elevation (1:100)



Proposed side elevation (1:100)



Goine Valley Design  
11 Meadow Lane  
Slaithwaite  
Huddersfield HD7 2EX  
Tel: 01484 842007  
Mobile: 07967 800312  
E-mail: info@goinevalley.co.uk  
Project: 3.4.10.10.10.10.10

Project	Change of use from dwelling to HMO.
For	Mr P Lubelski.
Address	111 Trinity Street Huddersfield.
Title	Proposed plans and elevations.
Job No.	17 J 13.
Drawing number	02.
Date	Dec 2017.

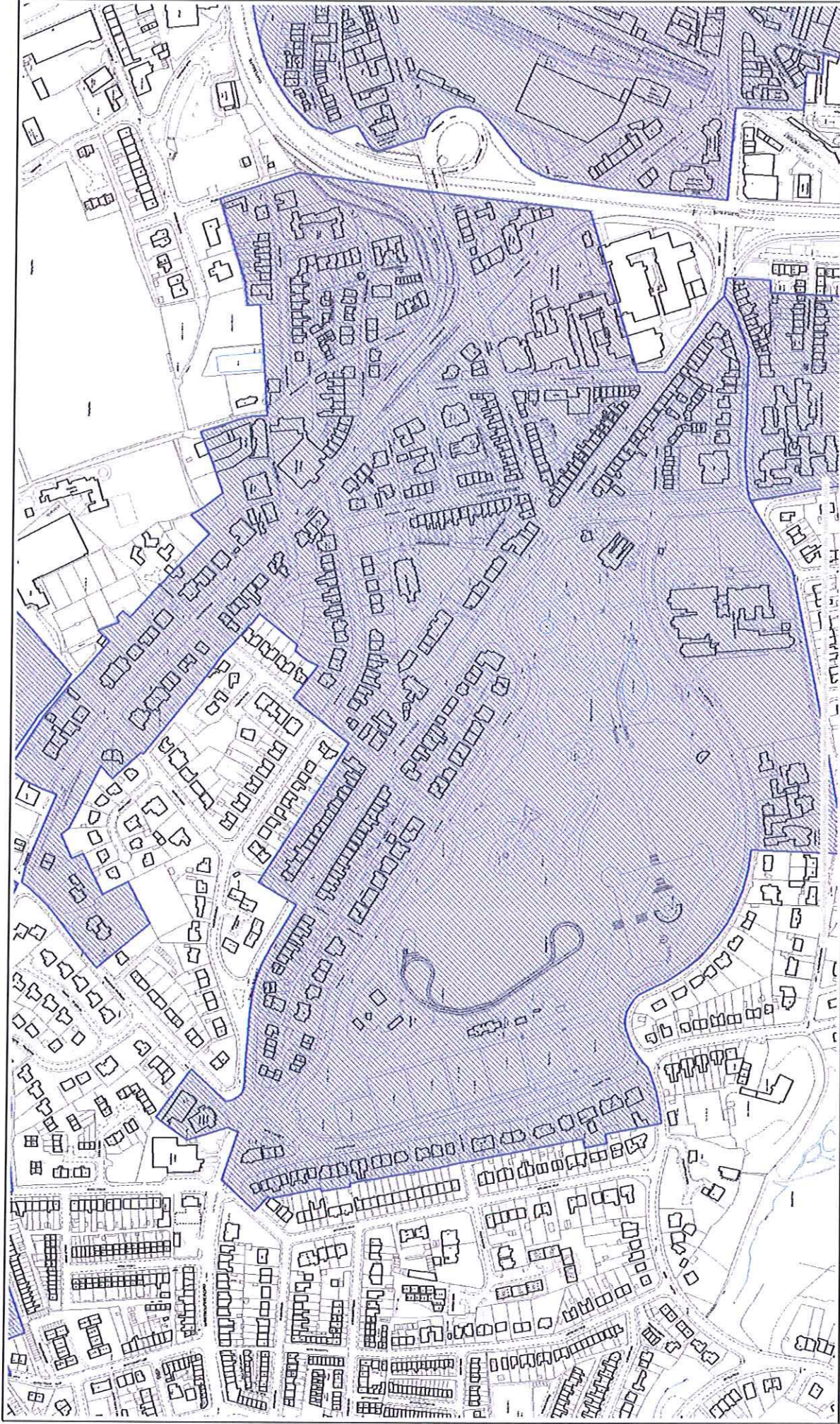
## Appendix C

Extract from KMC Unitary Development 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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