

DESIGN AND ACCESS/HERITAGE STATEMENT

Demolition of existing and erection of new outbuilding and replacement gates at rear of 118 Trinity Street, Huddersfield HD1 4DS.

1.0 INTRODUCTION

1.1 This application seeks planning permission and listed building consent.

1.2 It comprises:-

- Application Form
- Location Plan
- Drawing MJ/01B prepared by JMH Design
- Photographs
- This Statement

1.3 The host property is Grade 11 listed.

2.0 THE PROPOSAL.

2.1 The proposals relate to works in the yard at the rear of the property which fronts onto Fitzwilliam Street.

2.2 The submitted photographs show the most unattractive outbuilding which has recently been demolished.

2.3 The replacement outbuilding on which construction has commenced is immediately alongside the side gable wall of 123 Fitzwilliam Street.

2.4 It will abut the existing stone boundary wall situated immediately adjacent to the back edge of the footway.

2.5 It is positioned unobtrusively behind that wall rather than in greater view as was the previous outbuilding as seen when the entrance gates are open.

2.6 Also proposed is the replacement of the existing unattractive timber entrance gates with new metal gates of a height consistent with the retained stone posts to either side.

3.0 ASSESSMENT.

3.1 It is considered that the proposals will enhance the character of the listed building by removing the unsightly outbuilding and entrance gates and replacing them with appropriately designed alternatives.

3.2 The use of artstone and artificial slate as the main walling and roofing materials for the outbuilding are appropriate as is the rendering of the small portion of the end wall where it rises above the existing stone boundary wall.

3.3 Adequate spaces for off-street car parking will remain.

4.0 CONCLUSION

4.1 It is considered that the proposals will enhance the character of the listed building by removing the former outbuilding and gates of no historic interest and replacing them with appropriately designed alternatives.

Malcolm Sizer

Malcolm Sizer Planning Ltd.

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