

Consultation Response from KC, Conservation and Design

2021/93305 61-65, New Street, Huddersfield, HD1 2BQ

Change of use and conversion of existing buildings, forming split-level six storey development comprising four-storey stairwell, four-storey roof-top tower block and enclosed courtyard to create 25 dwellings and sub-division of the retail unit forming 61-63 New Street (Full Application)

Date Responded: 20 July 2023

Responding Officer: Sue Brooks

Responding Ref:

Following the previous consultation response from the Conservation and Design Team on 27 June 2022 and further negotiations, amendments have been made to the proposal and are assessed below in addition to the previous response.

Please note that the comments below also apply to 2021/93306 (Listed Building Consent).

New Street elevation and retail units

The application now proposes two shop fronts with traditional timber surrounds and aluminium framed windows. We welcome the re-introduction of traditional detailing which should be carried through the entire shop front and would recommend that archive evidence is used to inform the design. **Full shop front plans, elevations and sections should be submitted for approval.** If shutters are proposed, these should be either internal or perforated with internal shutter boxes and details should be submitted for approval.

Warehouse conversion

Basement (ground floor of warehouse) – The basement apartment has been omitted and replaced with an office unit with the shop front window retained. Fences are proposed to create defensible space (previously railings) but no details have been submitted. We would recommend that the boundary treatments in this area are reconsidered to respect the character of the conservation area and would suggest that low stone boundary walls and/ or railings would be more suitable in this location. Shop front details, including shutters, should be submitted by condition as above.

Externals

Following discussions, the proposal has been amended to either repair the windows on the north elevation facing Albert Yard or replace them to match the existing. A window schedule submitted with drawing 2655(100)20B shows the windows on the top two floors retained, with glazed panels inserted into the loading doors so that the legibility of the building as a former warehouse can be understood.

The ground floor windows 22-24 and 27-30 (first floor facing Albert Yard), incorporate leaded light glazing which contributes to the character of the building by giving an indication of the historic uses. The removal of this glass is proposed, with new double-glazed units fitted into the existing frames. We would recommend that the treatment of the windows on this floor level is amended, with new full height frames fitted at this level, with leaded lights incorporated into the new windows. 1:20 elevation and 1:5 section drawings of the proposed windows need to be submitted for approval and this could be included as a condition if the application is approved.

Drawing 2655(100)12A states that secondary glazing will be fitted and this needs to be clarified. Details can be included within the window condition.

The removal of metal window bars is proposed. If their removal causes damage to the stonework, this should be repaired with lime mortar to match the existing (cleaned) stonework, or with stone indent repairs to match the existing stone. A condition is recommended below.

Sandblasting is proposed for the stonework. As this can be an aggressive cleaning method we would recommend that a more sensitive cleaning method is specified, with details and a method statement submitted for approval. A condition is recommended below.

Any pointing should be carried out in lime mortar to match the original mortar and should not be strap pointed. A condition is recommended below.

Where the external walls are rendered, the proposal is to remove this to expose the stonework. We would recommend that investigations are carried out to ensure that the substrate is coursed stonework and not a later infill. If not, alternative wall treatments should be submitted for approval. A condition is recommended below.

We have no objections to an extension at the east end of the building to provide circulation space as the interior of the warehouse is quite narrow. If the application is supported, external material samples should be submitted for approval. A condition is recommended below.

New apartment block

We have no objections to sensitively designed and small-scale development within this enclosed space. We previously raised concerns about the height and design of the proposed structure and its impact on the setting of the nearby listed buildings and wider conservation area.

The height of the proposed apartment block has been reduced by one storey to reduce its impact in the street scene and it is now only slightly taller than the ridge height of 61-63 New Street. It will be visible when viewed from the east, but it is set back from Victoria Lane with The Albert Public house and 40 Victoria Lane concealing it to some degree.

The cladding material has been clarified as Argeton ceramic tiles (iron grey fluted) with some articulation, with a feature wrap around element of contrasting colour introduced to the south-west corner to add visual interest when viewed from the new Cultural Heart development. The revised proportions are an enhancement, and the proposed dark cladding reflects the colour of the pitched slate roofs within the vicinity. We would recommend that external materials are submitted for approval and a condition is recommended below.

Conclusion

As before, we welcome the restoration of the former warehouse (subject to the comments above), which will enhance this part of the conservation area and preserve a listed building. Following revisions to the proposal, we have no objections to the proposed new apartment building above the rear of 65 New Street.

We consider that the construction of an apartment block will lead to less than substantial harm to the character of the conservation area and setting of the nearby listed buildings as it projects slightly above the existing roof line and will therefore be visible from outside the site. However, this harm is low as the building is set within an enclosed site and most of it will be hidden from view. The public benefits of enabling the restoration of the historic warehouse, bringing a vacant building back into and providing residential accommodation in the town, outweighs this harm.

Recommended conditions

If the application is supported, we recommend the following conditions to be applied to the planning permission and listed building consent as appropriate:

- Full shop front plans, elevations and sections to be submitted for approval, including security

measures such as shutters.

- Details of proposed new windows and glazing in the former warehouse building including 1:20 elevation and 1:5 section drawings to be submitted for approval.
- Proposed external door details for the warehouse, including sections and elevations to be submitted for approval.
- Stair tower window details to be submitted for approval.
- Following the removal of metal window bars, the stonework shall be repaired with lime mortar to match the existing (cleaned) stonework, or with stone indent repairs to match the existing stone.
- Details of the stone cleaning method including a method statement shall be submitted for approval, with a sample panel of cleaning prepared on site. Sandblasting will not be permitted.
- Any pointing should be carried out in lime mortar to match the original mortar and finished flush or slightly recessed. Hand tools shall be used for the removal of existing pointing. Strap pointing shall not be permitted.
- The removal of render shall be carried out carefully to expose the substrate. If this is a later infill and not stonework, details of alternative wall treatments shall be submitted for approval.
- Details of render type, colour and texture to be submitted for approval along with a sample panel.
- External material samples shall be submitted for approval.
- Apartments within the new building shall not be occupied until the restoration of 61-63 New Street and the warehouse to the rear is substantially complete.