

Heritage, Design & Access Statement

50 New Street, Huddersfield
West Yorkshire



80a Stamford New Road
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Proposed First & Second Floor Refurbishment
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1.0 Introduction

This report supports the full planning application, regarding the proposed 1B 1P x2 studio flats to the first floor, and a 2B 3P x 1 apartment to the second floor of 50 New Street.

2.0 Site Description and Setting

The proposal site is located at 50 New Street Huddersfield Town Centre. The building is part of a three-story terrace complex that stretches the length of the street. Although the street is connected, there are a variety of designs and types of façades that run the length of the street and appear to be from different eras. The difference is most noticeable on the first and second level façades above.

The building consists of a modern front shop front with full height glazing. It is currently occupied as a Cafe shop on the ground floor. To the first and second floor, the types of finishes you can see are mostly stone with stone sills. The building has a pitched slate roof with details to the cornices.



Photo showing the existing front facade of the property

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The building has a prominent location on New Street. Along the roadway lies King Street, which is also the town's principal thoroughfare and ends at the Kingsgate Centre. As a result, its presence and characteristics are significant in the street scene and the neighbouring Conservation Area.

To the left and right of the property the shop units to the ground floor vary in design and configurations. The upper storeys also possess a different materiality of render to the proposed property. The buildings mentioned are also Grade II Listed Buildings.

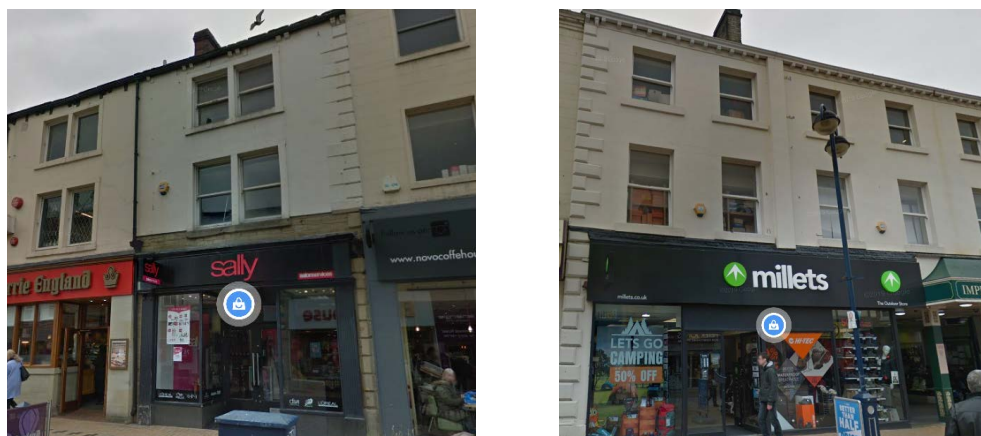


Photo showing adjacent shop-fronts units



Photo showing how the street scene is occupied with tables and chairs to create a communal gathering.

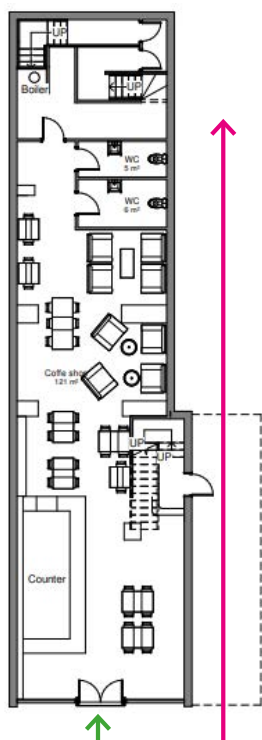
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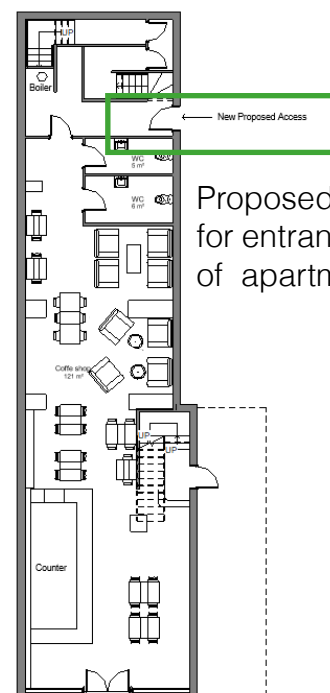
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Currently, to access the cafe you go through a glass double door (highlighted in green). To access the upper floors, you go through the 'Alley' just under the Union Bank (highlighted in pink).



Existing Ground Floor Plan

To access the upper floors, you go through the side of the property where there is a set of stairs leading to the upper floors.



Proposed new door for entrance to back of apartments.

Proposed Ground Floor Plan

3.0 Listing

Name: 1 AND 2, UNION BANK YARD

Designation Type: Listing

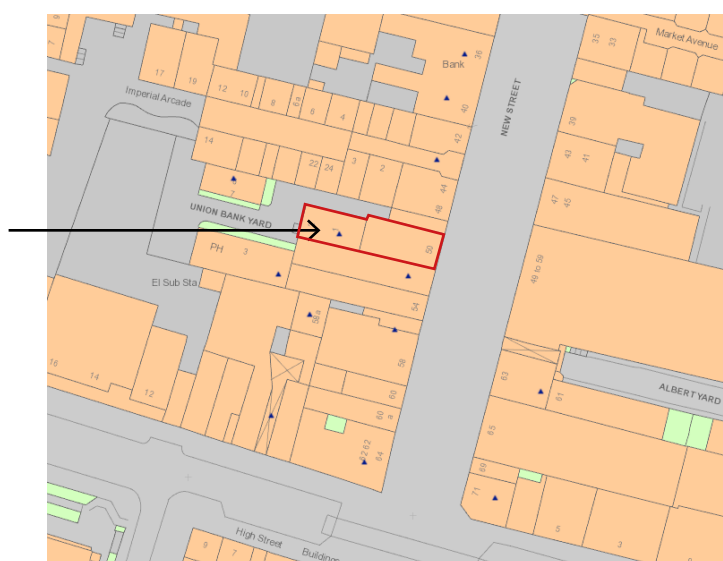
Grade: II

List UID: 1223478

UNION BANK YARD 1. 5113 (South Side) Nos 1 and 2 SE 1416 NW 1/1318 II GV 2. Early C19. Hammer dressed stone. Pitched stone slate roof. 3 storeys. Continuous sill band to 1st floor. Stone brackets to gutter. 5 ranges of industrial windows with glazing bars (some sashed). Door with 6 fielded panels in wooden frame with Tuscan pilasters and dentilled cornice. Stone setts and flags outside.

Listing NGR: SE1440916521

(National List for England)



The listing description for '50 New Street' is part of the listing for the '1 & 2 New Street' as they are joined.

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4.0 Proposal

Majority of the upper floors is generally in very poor condition. The first floor and second floor is vacant. The second floor are hardly used due to its hazardous environment. The proposal seeks to fully refurbish the upper floors to make it a safe habitable space.



Photo showing the current conditions of the first floor



Photo showing the current conditions of the second floor.

It is clear from the photographs above that renovation works are needed for the walls, ceiling, and floors.

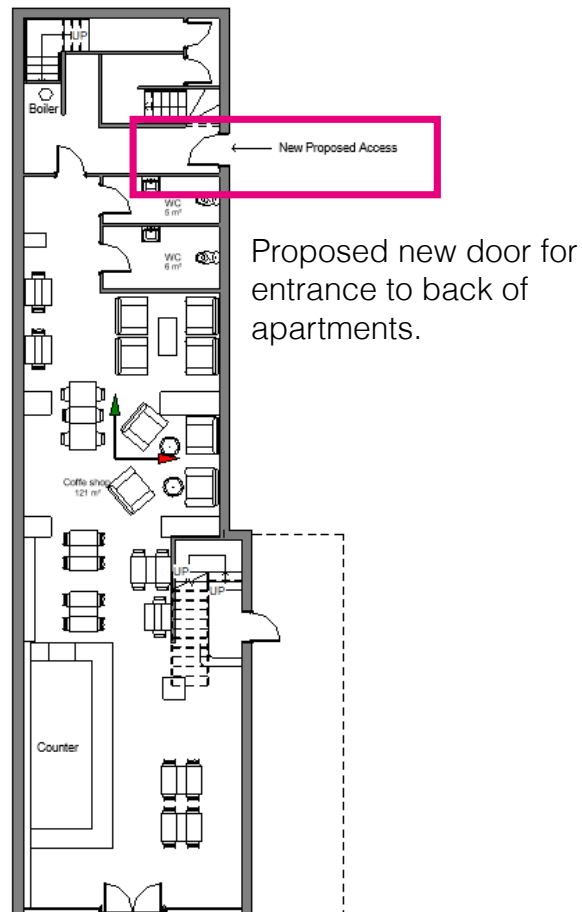
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5.0 Access to Proposed Floor



Proposed Ground Floor Plan

7.0 Impact

The internal works are not considered to be detrimental to the listed building. The proposed refurbishment works to the upper floor will seek to provide a balance of mix use of commercial, office and residential. The proposal will include only internal works to the first & second floor. A necessary improvements to extend the lifespan of the overall building.

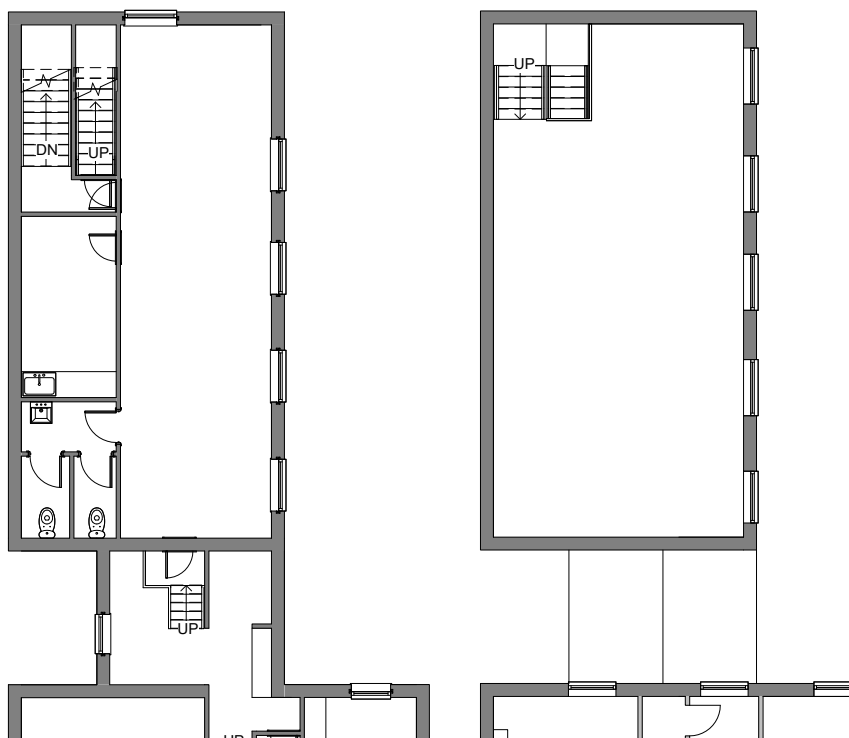
The scheme will not interfere with the current occupation of the ground and first floor as there is a secondary entrance access and necessary acoustic break between the floors.

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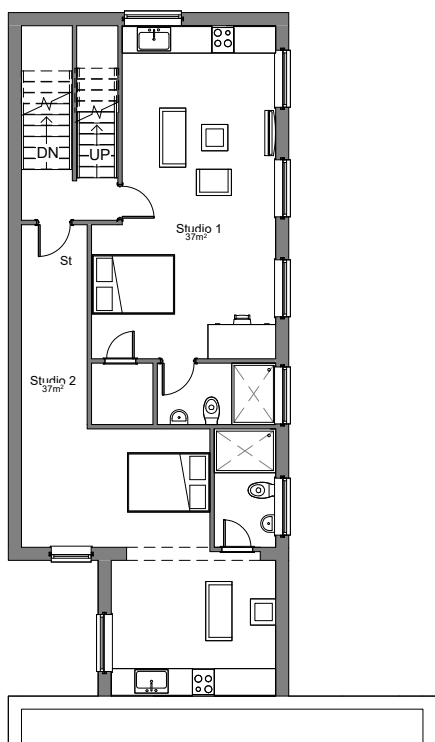


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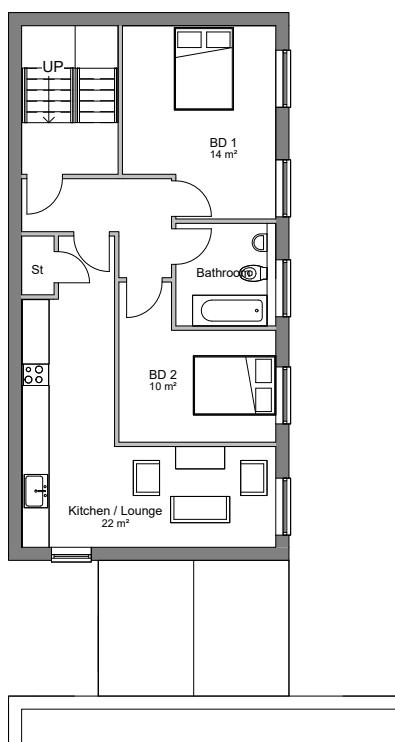


Existing floor layout

The proposed design works around with the existing stair layout. The works will involve removal of the existing walls to suit the new proposed purpose of the second floor. The new walls will have sufficient fire and acoustic protection.



Proposed First Floor



Proposed Second Floor

The proposed first floor will provide two open plan studios with en-suite.

The proposed second floor layout is a large 2B 3P apartment.

Room Schedule

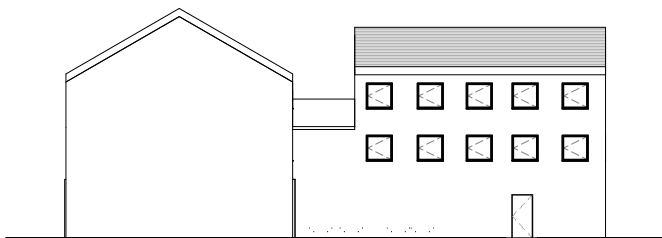
Level 01	Studio 1 1B 1P	37sqm
	Studio 2 1B 1P	37sqm
level 02	Apt 1 2B 3P	61sqm

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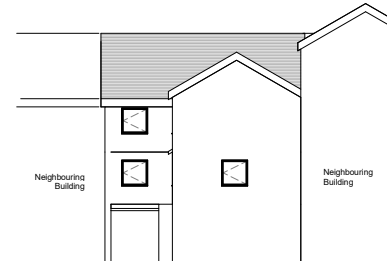
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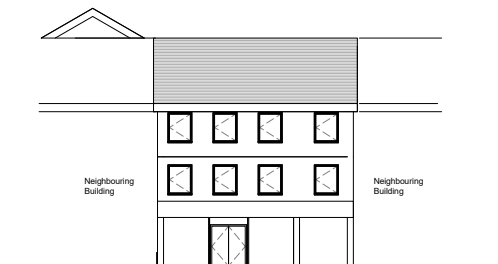
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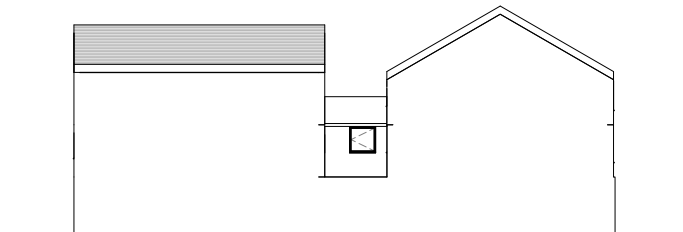
East



North



South



West

Existing facade elevation to remain the same

New windows will not be installed as part of the proposed renovation. The windows will be preserved in their original state. The only elevation alteration is on the building's east side, where a new planned exterior entrance will be installed on the ground floor level. The new planned door will be in keeping with the character and style of the building.

8.0 Conclusion

In conclusion it is considered that the proposals for the internal refurbishment works to 50 New Street, Huddersfield have been carefully designed and have adequately considered the Grade II listing of the building and the buildings location within the Huddersfield Town Centre Conservation Area.

The design, configuration and proposed layout for the proposal have been well thought out and will provide high quality living spaces. The refurbishment works to the property will greatly improve the life span of the building and the mix use nature of the surrounding area.