

Heritage Statement

Appraisal of significance

Property No.5-9 Dundas St is housed within a mid C19 terrace and still retains several of its original historical and architectural features as per the plan below from the 1907 OS.



The stone steps that lead to No.5-9 Dundas St have since become redundant (estimated around C20th) by the conversion of the entrance doorway into a window and as such the steps no longer retain any purpose. The steps consequently make a limited contribution to the significance of the building and the streetscape.





Assessment of the impact

The stone steps are not an integral part of the listed building, they are a separate entity and abut the building but do not tie into the building in any way. As the doorway has been converted into a window the removal of the steps would not result in any significant loss of the original fabric to the former door entrance. The direct physical impact would be modest with any scarring to the elevation addressed with remedial works to the stone elevation. The visual impact would similarly be modest as the steps are evidently redundant and much altered and would not significantly detract from the streetscape. The removal of the steps would therefore have a minor adverse heritage impact and therefore a low level of 'harm'. The stone steps further up the street accessing the same building (as per photo above) will remain intact with their original handrails which will retain the historical architecture of that section of the terrace.

Public Benefits



Dundas Street is due to undergo a full reconstruction of the carriageway and footways and as it is designated "Gold" standard within the Huddersfield Design Framework due to the Grade II listed buildings that front the southern footway, all proposals have aimed to meet this specification.

This specification within the Huddersfield Design Framework is that all materials used on a gold standard street need to be of a high standard using only natural stone products, pedestrian footfall becomes a priority over vehicular traffic and as such the footways on both side of Dundas St will be widened to a minimum of 3m in width to allow a safer and more accessible footway for pedestrians and more vulnerable footway users.

The removal of the stone steps will further enhance the footway space and provide less obstacles for blind / partially sighted pedestrians to negotiate. The removal will also eliminate a potential targeted location for loitering and antisocial behaviour.