

HERITAGE & DESIGN & ACCESS STATEMENT

Project Phoenix Ltd
11 Wentworth Street
Huddersfield HD1 5PX



New roof to single story rear extension
installation of WC and cellar conversion

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INTRODUCTION

This statement has been prepared to support an application for Listed Building consent for alterations and modifications for Project Phoenix Ltd at 11 Wentworth Street, Huddersfield. HD1 5PX.

Project Phoenix Ltd is a Family Residential Assessment Centre consisting of experienced professionals who have come together to provide a residential service for families and their children.

They are a team who specialise in family assessments for parents who require additional support in developing skills in caring for their families, along with provision of temporary accommodation.

The proposed work will provide much needed additional facilities by providing a ground floor WC, improved rear entrance porch and storage area, and a staff room to the currently unused cellar.

HERITAGE SIGNIFICANCE

11 Wentworth Street is listed under the Planning (Listed Building and Conservation Areas) act 1990 as amended for its special architectural or historic interest.

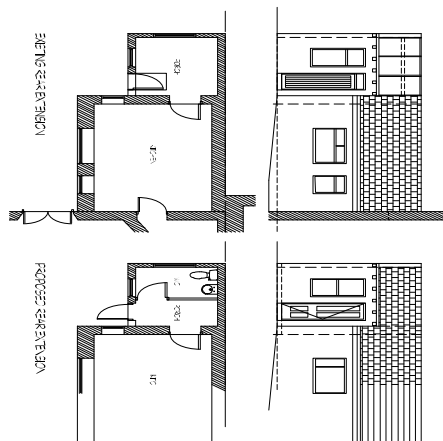
HISTORIC ENGLAND LISTING

Listing NGR: SE138471700 – 11 Wentworth Street is part of a group listing

WENTWORTH STREET 1. 5113 (West Side) SE 1317 27/1362 Nos 1 to 25 (odd) SE 1316 33/1362 II 2. Mid C19. Ashlar. Pitched slate roof. 2 storeys. Moulded eaves cornice. Blocking course. No 15 has a band. 2 ranges of sashes each, No 15's and ground floors of Nos 9 and 11 with moulded surrounds. One door each (Nos 3, 11 and 17 with 4 moulded panels) with Tuscan pilasters, full entablature and blocking course. Nos 9 and 11 have passage entrances with blind fanlights and hollow chamfers. No 25 has blocked passage entrance with moulded impostes and voussoirs.

PROPOSED WORK

Rear extension



Removal of existing polycarbonate roof, replacement of roof timbers and damaged lead flashings - and re-roofing with slate roof tiles to match the existing property, with insulated plaster finish inside.

Repairs to non-original gutters and down pipes.

Interior dry lining replaced with insulated dry lining.

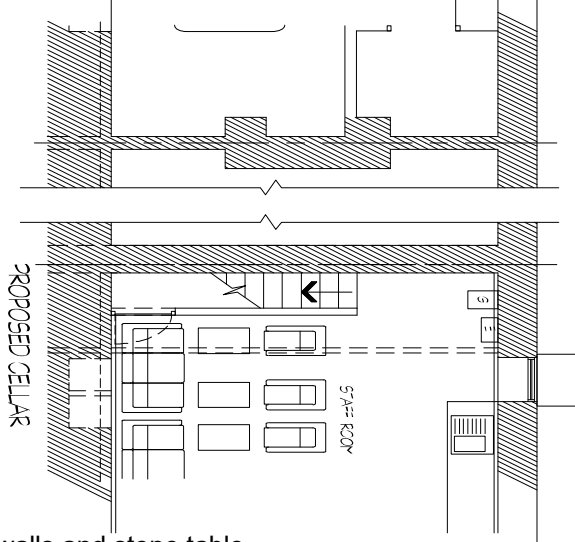
Existing rotten windows to be repaired or replaced with timber framed double glazed units.

Existing rotten porch door to be replaced with timber framed double glazed door with panic bar release to open outwards.

Existing patio doors to rear room to be replaced with timber framed double glazed doors with panic bar release to open outwards.

Decorations as required to refurbished areas.

Cellar conversion



Removal of internal walls and stone table.
Replacement of stone floor with insulated concrete floor.
Walls to be dry lined with insulated plaster board.
Ceiling to be plaster boarded and skimmed.
Window to be replaced with matching timber framed double glazed unit
Handrail fitted to staircase.
Fire door fitted to replace exiting door at entrance to cellar.

HERITAGE IMPACT

The heritage impact of the work will be minimised by sympathetic, use of like for like materials as practical in the proposed alterations, essential for the future provision of accommodation for families in crisis.

SUMMARY

Prior to the refurbishment the building, which had been inhabited for some time, had suffered severe water damage due to a previously very badly repaired roof, The essential remedial work was carried out to save the building and to return it to a habitable condition.

The proposed work will be conservation led and sympathetic, it will not result in any harm to the heritage asset, and It is considered that the work will meet the objectives and principles of the National Planning Policy Framework – conserving and enhancing the historic environment.

The proposed work represents necessary and sympathetic works to the property and has no detrimental effect on the Heritage asset.