

Heritage Statement
In respect of Planning Application
For
Rebuilding & Extension
at:
Masjid Osman Mosque
32 Upper George Street, Huddersfield



May 2022

Architecture
Project Management
Surveying
Planning
Conservation


HEPPENSTALLS
Chartered Architects & Surveyors

1. Introduction

1.1. Heppenstall Architects have been appointed by the Masjid Osman Mosque to prepare and submit a full planning application in support the rebuilding of the existing two storey mosque building.

1.2. 32 Upper George Street is located within Springwood conservation area, highlighted in orange outline on the policy map extract below.



Extract from Kirklees Springwood conservation area map

2. Significance of the Heritage Assets

- 2.1. Number 32 is part of a group of buildings 20-32, which were all built at the same time, and would have originally comprised of the same materials and constructional details.
- 2.2. The group of buildings all still have their flush Ashlar masonry frontage to the primary Upper George Street elevation together with first floor string course and projecting moulded cornice concealing a lead lined parapet gutter.
- 2.3. In all cases the original sash windows have been replaced with PVC double glazed windows, and similarly the timber panelled doors replaced with either modern timber doors or modern pvc panelled doors.



Existing Upper George Street Elevation

- 2.4. The rear elevation is a more modest split faced course stone with a cast iron gutter sat on stone corbels.
- 2.5. The group together retain natural slate roof, with the exception of the rear roof slope of the mosque which has modern concrete roof tiles. All of the buildings have had modern roof windows installed to the rear roof slope.



GE View showing roof and roof windows

2.6. The buildings to the opposite side of Upper George Street are of a similar date but a different construction with pitched face stone and a detailed string course and cast iron gutters on corbels.



Directly opposite.

2.7. The buildings opposite but lower down the street are the same construction details with similar modern alterations.



Opposite lower down the street

2.8. Together the uniform group of terraced houses of two different styles give Upper George Street a strong character.

2.9. The original buildings that front Upper George Street are dominant two storey buildings with single storey height structures to the rear.

2.10. The masonry façade and roof are the only remaining original features. The windows have previously been replaced with pvc double glazed units.

2.11. The significance of the building in the context of the conservation area is the buildings contribution to the street scene and the unique character that they create together.

3. Impact Assessment and Justification

- 3.1. The application seeks to carefully de-build and rebuild the existing building to respond to the Mosque brief outlined in more detail in the submitted Design & Access Statement.
- 3.2. Particular care will be taken with the Ashlar frontage to Upper George street and the proposal intends to reuse the existing smooth ashlar masonry, string course and moulded cornice with concealed lead lined parapet gutter. The proposed roof structure will be slightly higher than the existing by adding additional course of ashlar masonry above the first floor window head to match the existing.
- 3.3. The increase in height will increase the step between 32 and 30 but this can be considered as part of the existing character as the existing steps all vary in size and the proposed step similar to existing adjacent roof steps.
- 3.4. The Proposal moves the position of the existing stair which itself is not the original stair as this would have been directly in front of the central extract door. This new stair involves rebuilding the gable on the boundary to accommodate the stair with direct access to the main entrance.
- 3.5. This new position of the gable although slightly increases the size if the existing building is not an alien feature to the group of buildings as each terrace is terminated with a gable which is part of the established character.
- 3.6. The rebuilding of the gable will allow the existing later rendered finish to be removed and the gable rebuilt in natural stone to match the existing rear elevation, that is assuming the exiting stone can't be reused.
- 3.7. The alteration of the Upper George street entrance doors groups the two entrance doors together and sets back within an arched opening. This takes precedent from the existing arched between 20 & 22 Upper George Street.



- 3.8. The material, size and proportions of the windows and doors will not change and will continue to match the established character.
- 3.9. The rebuilding alteration of the building to provide open plan halls with good circulation and access, is fundamental in ensuring that the building can continue to serve the immediate community as a Mosque. A use that had become established and relied upon.
- 3.10. The rebuilding of the structure will also have the benefit of addressing some of the concerns over the need for repairs to the fabric of the existing building.
- 3.11. The design of the alterations to the existing building form have had the core aim to minimising the harm to the conservation area by respecting and reusing the existing materials and incorporating the original construction details.
- 3.12. We consider that any harm caused by the rebuilding and alterations will be outweighed by the public benefit that will be gained.