



Proposed Refurbishment
50 New Street
Huddersfield
West Yorkshire

for

Skipton Building Society

Heritage, Design & Access Statement

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1.0 Introduction

This report supports a full planning application, submitted on behalf of Skipton Building Society, regarding the proposed refurbishment works to 50 New Street, Huddersfield, including works to the rear of the building, 1&2 Union Yard.

This statement should be read together with all additional pieces of submitted information for this application.

2.0 Site Description and Setting

The proposal site is located at 50 New Street in Huddersfield Town Centre. The property is part of a large three storey terrace building which runs the length of the street. Although joined, there are various styles and types of facades which run the length of the street, which appear to be from varying dates. The variation is generally visible to the first and second floor facades above, as the ground floor facades are mainly new shopfronts of various ages and designs. The building is located within the Huddersfield Town Centre Conservation Area.

The building consists of a modern timber framed shop front with full height glazing to the ground floor. To the first and second floor façade there is a stone effect rendered finish.

The building has a strong position on New Street, which is the main high street of the town running north to south and meeting King Street, which is also a main high street in the town, at the end of which is the Kingsgate Centre. As such, its presence and aspect are an important contributor to the street scene and the surrounding Conservation Area.



Photo showing the existing front façade of the property.

To the side of the property is an alley that leads to Union Yard. The rear section of the property is known as 1&2 Union Yard and is accessed via Union Yard. This section is Grade II listed.

3.0 Listing

The listing for 1&2 Union Yard, taken from the Historic England National Heritage List for England (NHLE) is as follows:

Heritage Category: Listed Building
Grade: II
List Entry Number: 1223478
Date first listed: 29-Sep-1978
Statutory Address 1: 1 AND 2, UNION BANK YARD

Details: 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

4.0 Proposal

The proposed works relating to this application consist of the replacement of shop front, internal fit out to the ground and first floor levels and works to the rear of the property.

The existing shop front is to be replaced with a double-glazed aluminum shop front with 'goal post' framed door.

There is to be new fascia and projecting signs to be installed to replace the existing. The new fascia sign will extend over the entrance to the alley way and replace that existing sign also.

Internally, the proposal is to fit out the ground and first floor levels only. This encompasses an open plan public space, office spaces, toilets, and staff spaces. Access to the rear of the Second floor and the Third floor to are no longer part of the demise.

To the rear of the property on the ground floor level the existing rear exit will no longer be part of the demise, and as a result a new side exit will be added to create a new fire exit to the rear of the property. This work is to be carried out on the building known as 1&2 Union Yard. The existing elevation has had various doors and windows infilled with painted brick and the new opening will be created where a former window was located. The existing stone removed for the doorway will be retained and reused for making good. Two low vents will also be infilled as part of the works and the existing stone will also be reused for this.

5.0 Access

The level access to the building will be retained with the new entrance door and approach. The new entrance door will be a suitable width for wheelchair users.

6.0 Conclusion

In conclusion it is considered that the proposal for the refurbishment works to 50 New Street, Huddersfield have been carefully designed and will greatly improve the appearance of the building, but more importantly also ensure the continued life of the building. The proposed works to the front of the property (50 New Street) are not expected to detrimentally alter the external appearance of this building, or its setting within the Conservation Area in any way, nor the setting of any nearby buildings.

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The works to the rear of the involve the creation of a new doorway to the rear elevation (1&2 Union Yard). This is essential works in order for the proposals to comply with Building Regulations and to ensure adequate fire escape routes are in place for the use of the building. The location of the proposed door is that of a former window, which along with most other doors and windows on this elevation, has been infilled with brick and painted. Removal and infilling the low level vents will also be carried out sensitively using reclaimed stone to match the existing (from the creation of the new doorway) to ensure that the works do not detrimentally alter the external appearance of this section of the building or the setting it is in.