Design, Access & Heritage Statement

145 Trinity Street
Huddersfield
HD1 4DZ

On behalf of M Shah

Introduction:

This Heritage Statement has been prepared to accompany a Planning and Listed Building application for the conversion of, and extension to 145 Trinity Street to create four self-contained flats.

The purpose of this document is to assess the impact of the proposal on Heritage Assets including Conservation Areas and Listed Buildings. It is the responsibility of LPA's under Section 16 of the National Planning Policy Framework (NPPF) to take into account the impact of development proposals on the historic environment. This Statement is intended to assist that process.

The Site and Surrounding Area

Existing site

The application site is: 145 Trinity Street, Huddersfield. The building is grade II listed and forms part of a group listing with several other properties. All other properties within close proximity to the application site are also listed including those on the opposite side of Trinity Street. The Grade II listed park and gardens, Greenhead Park is located to the rear of the property.

The property is located within the Greenhead Park Conservation Area.

Listed Building List Entry:

> *"TRINITY STREET 1. 5113 (South Side) Highfield No 141 to 161 (odd) SE 1317 27/1290 II GV 2. Mid C19. Ashlar. Pitched slate roof. Moulded eaves cornice. Blocking course. 2 storeys. 2 ranges of sashes each, Nos 151 and 161 with moulded surrounds. Ground floor canted bays with Tuscan piers, moulded cornices, blocking courses and acroteria. Doors with moulded panels (No 145's with fanlight) framed by Tuscan*

pilasters, full entablatures and blocking courses, except for Nos 145, 147 and 149's which have stone frames, moulded cornices and blocking courses. Passage entrances (except for Nos 141, 157 and 159) with moulded voussoirs and imposts (No 161 is blocked).

Listing NGR: SE1350717122"

The group of buildings were first listed in September 1978.

Planning History:

The property has received listed building consent for similar alterations before in the past, the latest consent being granted in 2013. None of the approved works were carried out.

2013/65/90700/W - Listed Building Consent for alterations to convert existing dwellings into 4 flats – Granted with conditions.

2008/65/90899/W2 - Listed Building Consent for conversion of two dwelling into 4 no. Flats (within a Conservation Area) – Granted with conditions

2008/62/90898/W2 - Conversion of two dwellings into 4 no flats (Listed Building within a Conservation Area) – Granted with conditions

The Proposal

The applications seek consent for the following works:

The Basement:

- Removal of existing internal stone steps leading down to the basement
- The blocking up of openings within existing basement walls to create rooms
- Formation of a new stud wall within the basement to form the bedroom space
- Formation of new bathroom space

The Ground Floor:

- Formation of new entrance lobby within existing hall space.
- The blocking up of existing openings to the ground floor
- The insertion of new openings within the existing structure at ground floor
- Formation of new bathroom
- Extension to rear to create additional bedroom space

The First Floor:

- Formation of new entrance lobbies within existing landing spaces
- Blocking up of existing openings and insertion of new openings
- Formation of 3 no new bathrooms
- Extension to rear to create additional bedroom space

The Second Floor:

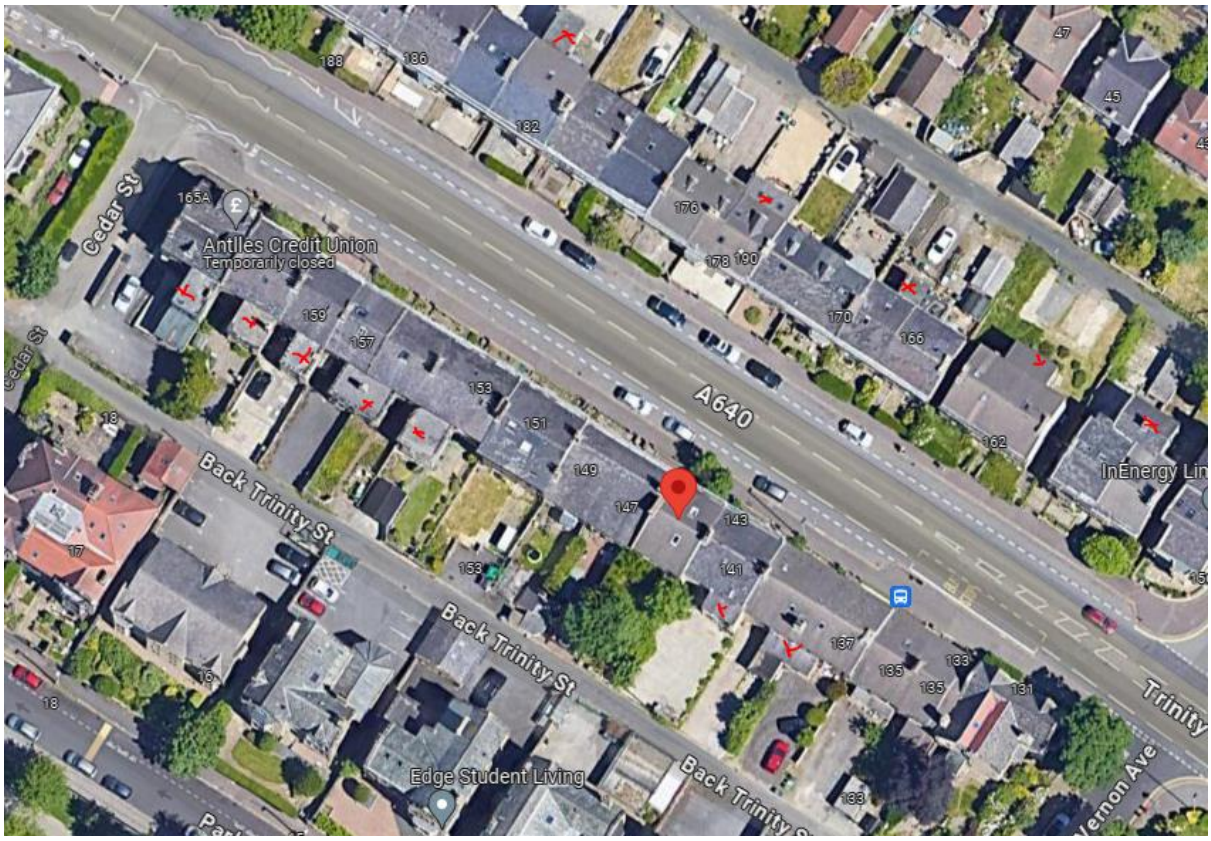
- Formation of a new stud wall surrounding the existing staircase to provide a protected means of escape from the second floor bedrooms.

Access

Access to the flats will remain as existing, with stepped access to the front and rear of the property and internal flights of stairs leading to the upper flats. Two parking spaces will be created to the rear of the property and two allocated on road parking to the front.

Summary

We believe that other properties on the terrace have been extended to a similar degree over the years and this would enable the applicant to maximise the space provided for the flats.

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Photographs



