

Heritage Statement, 95 New North Road, Huddersfield, HD1 5NDE

Heritage asset

NEW NORTH ROAD 1. 5113 (South Side) Highfield Nos 93 and 95 SE 1317 27/1437 II 2. Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched slate roof. 2 storeys and attics. Symmetrical 3-gabled front. Attic windows are 2-centred arched sashes with hoodmoulds. 1st floor windows are cusped sashes with hoodmoulds, paired in gabled bays. Ground floor has 2 canted bays with moulded cornices and parapets in outer bays: central 3-light sash with hoodmould, 2 flanking doors with moulded 2-centred arches and hoodmoulds

The Site and surrounding

The site comprises of a two/three storey semi-detached property which is a Listed Building located within the Greenhead Park/New North Road Conservation Area. The building is set back from the roadside, separated by a small front garden area and has a lawned garden to the rear where an existing stone constructed shed is located. Parking provision for the building is located to the rear of the property which is accessed via a private access off Cedar Avenue. Limited 'short stay' parking is available on New North Road.

Proposal

Proposed single storey quarter house at rear of The Ashfield Hotel, 95 New North Road, Edgerton, Huddersfield, HD1 5ND

Application

Single storey quarter house at rear of The Ashfield Hotel, 95 New North Road, Edgerton, Huddersfield, HD1 5ND

Use

The existing building is being used as Hotel building.

The flat will be used for night shift employee as they currently only use reception area and have a sofa bed in there.

Amount of Development

Proposal which will not alter the character of the property. The new development material to match existing building and so it matches with existing feature.

New building will be at rear yard area of 95 New North Road.

All existing building 95 New North Road's other external and internal original features of the building will be remaining as it is.

The quarter will be used for night shift employee as they currently only use reception area and have a sofa bed in there. This will be a new facility for employee and we will not be changing bedrooms in hotel. Current parking and garden space will not be affected for the hotel.

As per pre-application advice the building will be constructed in coursed hammer dressed stone with ashlar stone, with ashlar stone window and door surrounds, natural blue slate for the roof, cast metal rainwater goods and timber for the windows and external door. The building has been designed to be simplistic with a hipped roof.

Conclusion

This proposal will not be affecting any of the original fabric of the 95 New North Road building. The aim is to ensure the fabric of the building remain as it is and material finishes can be retained to benefit the area and the immediate environment.

All new quarter design according to Kirkless Policy LP24 and LP35 Kirklees Local Plan and policies and the NPPF.