ES630342 1 Northumberland street, Huddersfield
Refurbishment works to Ground floor commercial unit
Heritage and Design Statement – September 2024

Aerial photo of 1 Northumberland street

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Introduction

Kirklees Council own the Grade II listed commercial property that has been unoccupied for a few years, after the previous hair salon closed and requires some refurbishment works to bring it to a lettable standard.

Proposal

The property is to be returned to a clean building (white box) ready for reletting to a new commercial tenant.
Minor internal works to listed building to make ground floor units self-sufficient.
Fire compartmentation works to ground floor units to compartmentalise from rest of property.

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Site History / Heritage

The Property

1 Northumberland street
Huddersfield, HD1
GRADE: II
DATE LISTED: 04 April 1973
ENGLISH HERITAGE BUILDING ID: 1279067

NORTHUMBERLAND STREET 1. 5113 (North Side) Nos 1 and 3 SE 1416 NW 1/1061 6.4.73. II 2. Mid C19. Ashlar. Hipped slate roof. 3 storeys. Modillion eaves cornice. Blocking course. Continuous moulded sill bands. Ground floor horizontally rusticated. 7 ranges of sashes, those on ground floor round-arched, those on 1st floor in moulded surrounds with cornices (end bays have Wilton frames and pediments), those on 2nd floor in moulded surrounds (fielded panels flanking end bays). End bays break forward slightly. Corners are canted and their 1st floor windows are round-arched in moulded frames, with fielded panels over. Ground floor of end bays have shop windows, modern at west end, at east end of 3 lights, with arched heads and carved foliage in spandrels. One return bay to John William Street, same as the end bays on Northumberland Street. Area with ornate cast iron railings.

Property History
The property was built between 1850-1890
The property has had one past planning applications

Mid 19th Century – Alterations to existing Modern shop windows at west end

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1-3 Northumberland street 1850

1-3 Northumberland street 1890

1-3 Northumberland street present day

The building itself has not altered in footprint since it was originally built as part of the Ramsden Estate's new town development but has had some minor modernisations carried out to it throughout its line span, such as new window to the ground floor, while most of the other original features have me maintained.

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Site History / Heritage

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Heritage Significance

1-3 Northumberland street is one of many listed properties within the Huddersfield town centre.

The nearest significant sites are

1. The George hotel Grade II listed Hotel, built in 1849 and is a good example of a railway and played a role in the inception of rugby league in 1895
2. Byram Arcade Grade II listed built in 1880 is a good example of a late C-19 shopping arcade, for which it is still used to this date
3. Huddersfield railway station Grade I listed Built between 1846-1850 by Huddersfield and Manchester railway and canal company and the Manchester and Leeds railway at joint expense.

Significant Listed Sites in the vicinity of 1-3 Northumberland street

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Proposed Works

The proposed significant works to the Listed Building and Curtilage

Phase 1

1. Remove all damp effected plasterboard to walls and ceilings of ground floor and first floor units.
2. Remove all fixture and fittings left by previous tenant.
3. Remove all electrical installation to ground and first floor unit ready for rewiring.

Phase 2

1. Reboard walls and ceiling to ground floor units using fireboard to form fire compartmentation between units.
2. Formation of a new WC with ground floor unit using stud partition and plasterboard.
3. Rewire ground floor unit to supply basic electrical installation
4. Install new fire alarm to ground floor unit.

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Photograph of Wood panelling to ground floor unit to be removed on phase 1

Plaster work to wall to be removed back to substrate on Phase 1, including remove of inset storage cupboard

Suspended ceiling grid to be removed on phase 1 along with damp plasterboard to ceilings and walls

Photograph of damp effected plasterboard to first floor unit that is to be removed along with T&G wood panelling to wall to be removed on phase 1

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Impact / Conclusion

Heritage

The proposed changes to the property are essential to minimise further deterioration of the property because of damp and mould.

Refurbishment

This Design Statement confirms that the proposed refurbished of the ground floor an first floor units to remove the damp effected materials from the areas following a roof leak. Also carry out minor alterations make them self contained from the spread of fire and welfare facilities, along with upgrading of the electrical circuits to bring upto the lasted standards.

Drawings to be read in conjunction with this Heritage and Design Statement

Drawings
ES630238 /A01 / Location Plan
ES630238 /Elec 01 / Ground floor plan
ES630238 /Elec 02 / Second floor plan

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