

# Heritage statement

85 New North Road

Huddersfield

HD1 5ND

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Dated 18.10.24

## **1.0 THE SITE**

The site is a semi-detached building at 85 New North Road, Huddersfield, HD1 5ND.

The property is within the Greenhead/New North Road conservation area – which illustrates the wealth and taste of Huddersfield middle classes in the mid to late 19<sup>th</sup> century. It is not identified as a significant building in the conservation area appraisal.

85 New North Road forms part of a semi detached early inter war property. There is a driveway to the front and side of the property. Garden space at the front and rear of the property whilst being located on a sloping site. The property sits on a rectangular plot with the front of the house facing a north- west direction. The roof is dual pitched hipped roof and return gable roof slope consisting of clay tiles. The external walls are built from natural stone. Windows are hardwood frames with double glazed glass units, front door is constructed from timber and the rear patio doors are uPVC framed with double glazed glass units. There is a stone walled garage located in the rear aspect of the rear garden.

A search was undertaken on Historic England and there is no mention of 85 New north road, Huddersfield HD1 5ND on the website. It is NOT a listed building. Nearby (89 and 91) New North road) is a Grade II listed building of semi detached houses – Listing number 1279335. Date of listing 29.09.1978. There are other listed buildings in close proximity but it is not considered the property lies within the historical curtilage of these listed buildings.

Within the last few years the property had ben empty prior to my purchase and it had become in a unkempt state. There is condensation issues with a lot of the glass units in the windows and rear patio doors where the glazing has failed. The interior of the property had been damaged by the previous tenants where sections of flooring had been removed for storage. The loft space has been tampered with and insulation was removed. A new electrical power supply was added to the property in 2022 by Northern Power grid.

We understand the importance of a conservation area and the character and style the properties have in regards to the historical and architectural value. Our project is designed with this in mind to preserving the character and features in the design process. We aim to modernise this house from its current state whilst still being respectful to the conservation area.

## **2.0 PROPOSAL**

The proposal is to add a double story side extension to the property with a dormer to the rear elevation of the property and simultaneously do a hip to gable roof conversion. This will include the addition of 3 'Velux' roof windows to the front elevation of the property. A small single story extension on the rear elevation.

This conversion would allow the use of the current attic space as an ensuite bedroom for our growing family as well as increasing the value and appeal for such as property in the future. The side extension will allow an integral garage and utility room to be formed on the ground floor, as well as 2 additional bedrooms on the first floor which would be needed as one of the current 'box' rooms will be converted to an ensuite for the master bedroom and the other box room to the rear would form a children's play room/home office. There will also be a small rear extension to allow the open plan space in the kitchen door to take on a more practical rectangle space rather than an 'L' shape. A load bearing wall separating the current kitchen and dining room will be removed to help create a lovely open plan kitchen/dining room which would be in keeping with current modern home designs.

The roof has also reached its natural age where it needs to be renovated (as evident with lots of nearby properties having new roof renovations). Currently there is no under tile felt which is affecting the energy efficiency and making the roof prone to leaks during periods of extreme weather. The roof would be replaced with like for like clay tiles and the addition of a rear dormer would create much needed space for a growing family and help improve the energy efficiency with improved/additional insulation, use of roof windows at the font elevation (Velux) and rear elevation (dormer windows) to capture and utilise natural light.

The gable wall will be a small section of wall constructed using natural stone from local stone merchants or reclamation yards to match the existing stonework.

Many of the surrounding properties in close proximity have attic bedrooms, gable walls, dormer windows and velux windows of varying styles. We believe our proposed renovations will adopt a similar style and will be in keeping with the local roof styles.

Majority of the proposed works will only be visible from the rear of the property.

### **3.0 ACCESS**

The property is close to Huddersfield town centre with good transport links.

Access to the property is from the front of the property via the driveway opening onto New North road.

### **4.0 POLICY**

The requirement to provide the assessment and advice on the amount of detail necessary is contained in the new Local Plan LP33 and the National Planning Policy Framework (NPPF) 2019 and states the following:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

### **5.0 HERITAGE**

This heritage statement sets out the reasons for the works.

No harm will be caused to the surrounding area or listed buildings.

The benefit is that the building will have better utilisation of space/accommodation. Be more favourable for growing/larger families especially where hybrid working from home necessitates more space.

The property will be better insulated and more energy efficient with use of more natural lighting and upgraded newer insulation techniques/products.

### **6.0 CONCLUSION**

The main justification is the much needed additional bedroom space and also roof renovation works needed to improve energy efficiency and utilisation of natural light. An integral garage makes getting children and shopping out of the car easier in bad weather. The open plan design to make a large

kitchen/dining room will create a lovely family space which will open out into the garden via the 2 sets of bifolding doors.

It will be more suitable design for a modern family whilst keeping it in character with nearby properties. We believe this approach aligns with the principles of heritage conservation and modernisation, ensuring the building remains a cherished and functional residence for years to come.

It is our aim to assure the heritage committee that our intentions are to enhance the practicality of the building with minimal disruption to the heritage of the conservation area.