JOHN WILLIAM STREET

HERITAGE STATEMENT

ARCHITECTURE

























ABOUT US

C49 Architecture is a fast-moving Architecture Firm who believe in creating inspirational projects. Through our designs, we strive to find the perfect balance between costs, comfort, practicality and beauty. Our goal is not only to create stunning buildings, but also ensure cost effective design.

Having experience working through out the UK we strive to bring the best cost-effective design to each project to suit the briefs given.

Working throughout the commercial and domestic sector we have experience in all projects.

Our projects are striking, effective whilst also working to the client's budget.

ARCHITECTURE

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1.0

INTRODUCTION

This document sets out the design proposal for a residential scheme on a set of former office buildings at John William Street, Huddersfield,

The proposal seeks to convert the internals of the listed building to offer modern residential living.

78 John William Street is situated within Huddersfield town centre, on a junction between John William Street and Brook Street. Different typologies of residential areas, public and retail surround the site.

C49 Architecture Ltd have been tasked to design a building which will offer 14 flats of varying sizes.

The following pages will inform the development of the proposal via analysing the existing and surrounding site conditions, presenting an overall research into the site and the nearby context.



2.0

EXISTING BUILDING AND SITE

The current building is a stone-faced late 19th century listed office building adjoining building which has a restaurant and apartments above.

The building is a listed building the site is within the town centre conservation area whilst having no historical features or significance.

The immediate context is built up residential, retail, commercial and leisure use

The location desirable for an apartment residential scheme with the building not in demand for offices.

The site footprint is that of the building envelope.



A site analysis has been undertaken to help aid the design of the scheme and more importantly inform existing opportunities and constraints within the site.

The key points have have been considered are:

Location

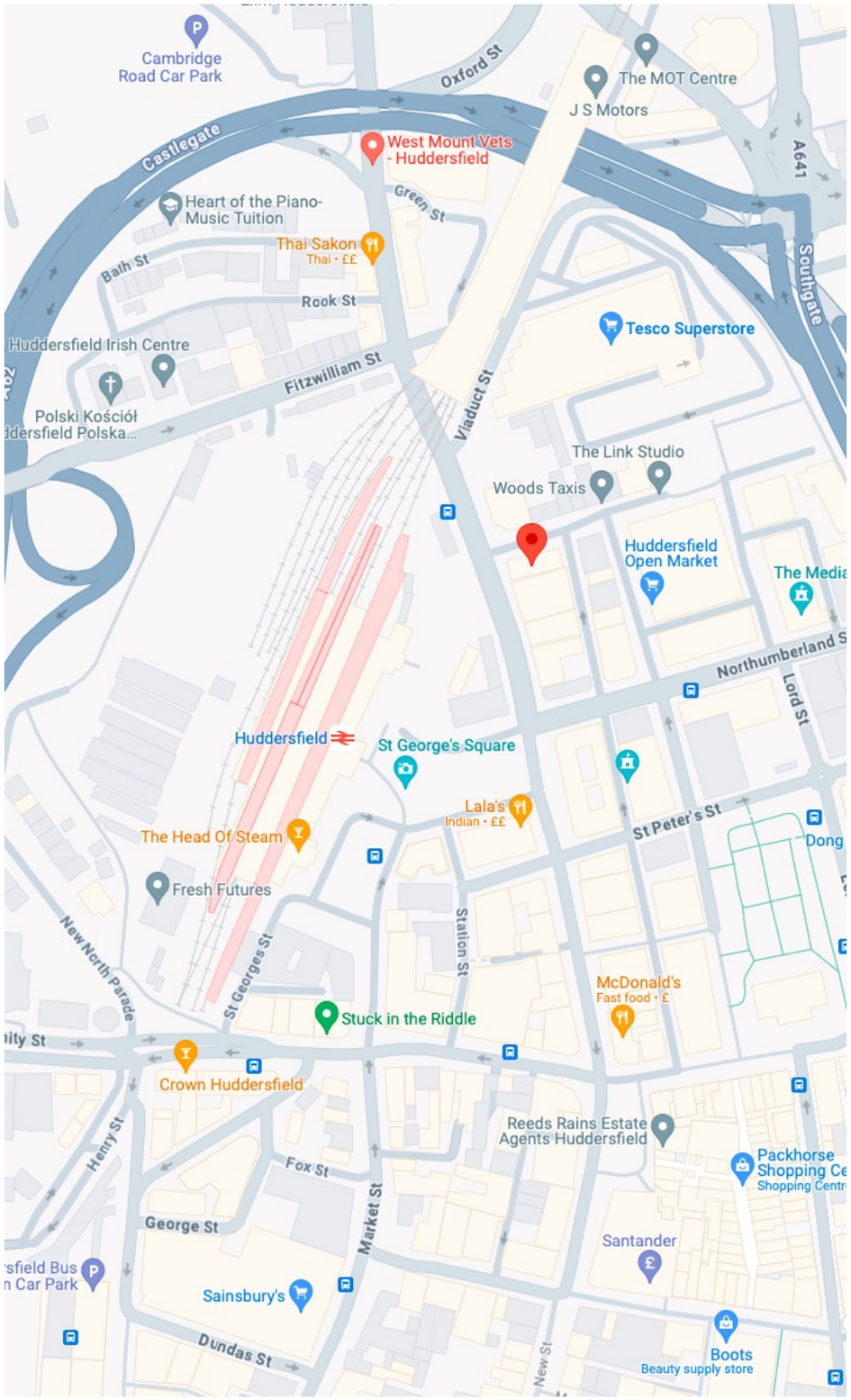
Transport Links

Existing Building Layout

Listed Building Status

The outcome has derived a scheme for 14 apartments within the listed building having no external effects on the heritage asset.

This will be discussed further within the heritage statement.



3.0

BUILDING LISTING

Official list entry

Heritage Category:Listed Building

Grade:II

List Entry Number:1313875

Date first listed:06-Apr-1973

Date of most recent amendment:29-Sep-1978

List Entry Name:70-78, JOHN WILLIAM STREET

Statutory Address 1:70-78, JOHN WILLIAM STREET

Location

Statutory Address:70-78, JOHN WILLIAM STREET

The building or site itself may lie within the boundary of more than one authority.

District:Kirklees (Metropolitan Authority)

Parish:Non Civil Parish

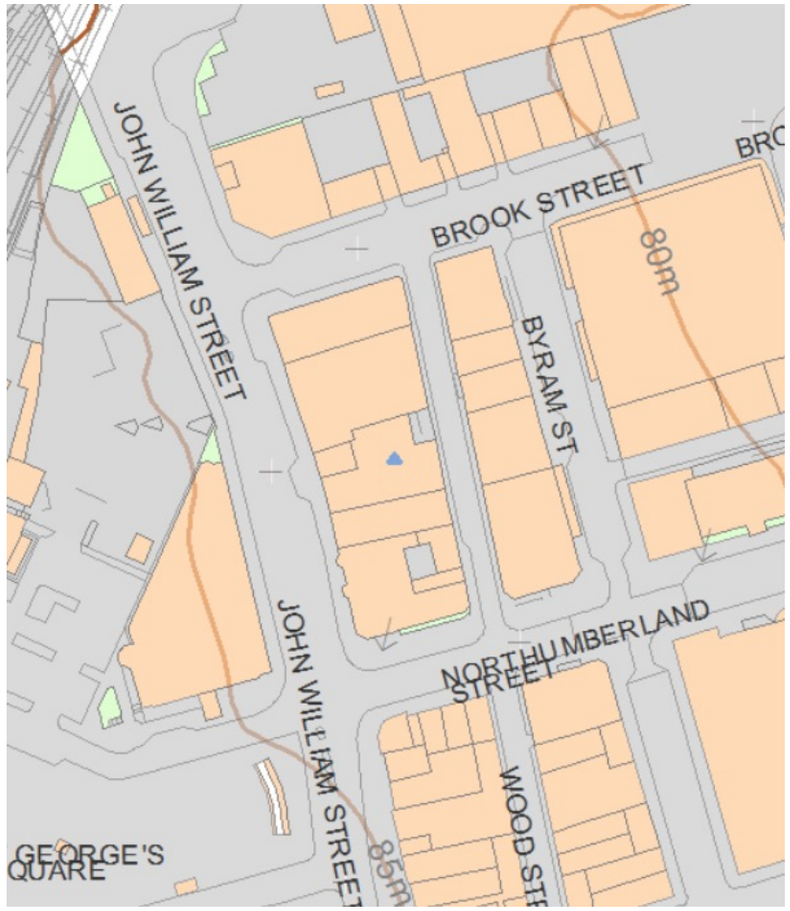
National Grid Reference:SE 14459 16965

Details

JOHN WILLIAM STREET 1. 5113 (East Side) Nos 70 to 78 (even) (formerly listed as Nos 70, 72, 72A, 74, 74A, 76, 76A and 78) SE 1416 NW 1/49 6.4.73 II GV 2. Mid C19. Ashlar sandstone. Sandstone stacks with modillioned cornices. 3 storeys. Modillioned eaves cornice. Continuous moulded sill bands. Moulded cornice above ground floor. Rusticated quoins. Ground floor has modern shop fronts (except for upper parts of No , which have fancy glazing bars), but some fascias are separated by paired fluted consoles. However, 3 bays at north end, and one at south, have segment-headed openings with continuous moulded impost band, and moulded voussoirs: 2 have sashes, with a recessed panel below them, one has a modern door, and one has double doors with 6 moulded panels and fanlight. 1st and second floors have six ranges of sashes in moulded surrounds (shouldered on 1st floor), those on 1st floor having sills on fluted brackets, cornices and triangular pediments on windows 3, 8, 11 and 15. Chamfered corners with Brooke Street, and with Wood Street. Brook Street elevation has 10 ranges of sashes, those on ground floor the same as their counterparts in John William Street, those on 1st floor with moulded surrounds, those on 2nd floor with plain surrounds.

Listing NGR: SE1445916965





4.0

EXISTING INTERNALS

The building was subject to a fire in which it appears that all the internals were destroyed removed and replaced with modern fixtures and fittings.

The doors and skirtings in the building are new European oak and although are to a high quality are not in keeping with the building heritage and have no heritage value.

The stairs are concrete and metal staircases inserted in the building with a new blockwork spinal wall. There is the insertion of a modern lift which is also to be retained through the proposal.

The windows are sliding sash windows and are of a heritage value to the building. Painted white but these would be seen as external features which this application does not seek to affect any external features.

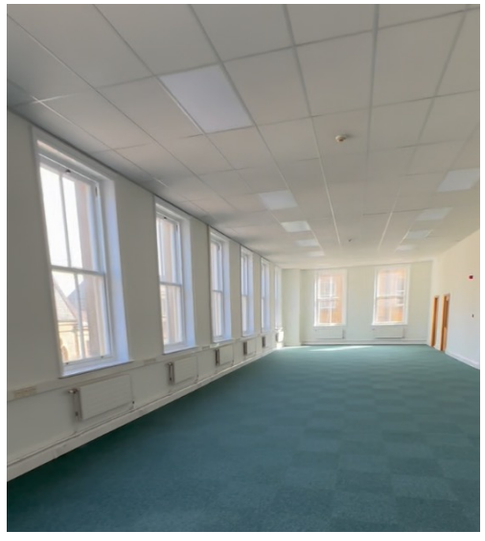
The windows internally in areas have surrounds. These will not be affected through the proposal and will be retained.

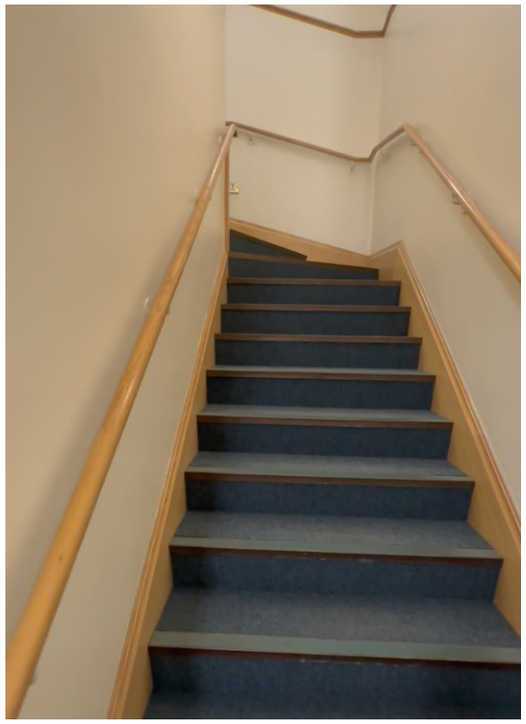
The floors between each level area to also be of concrete construction with an office style MF ceiling tile grid.

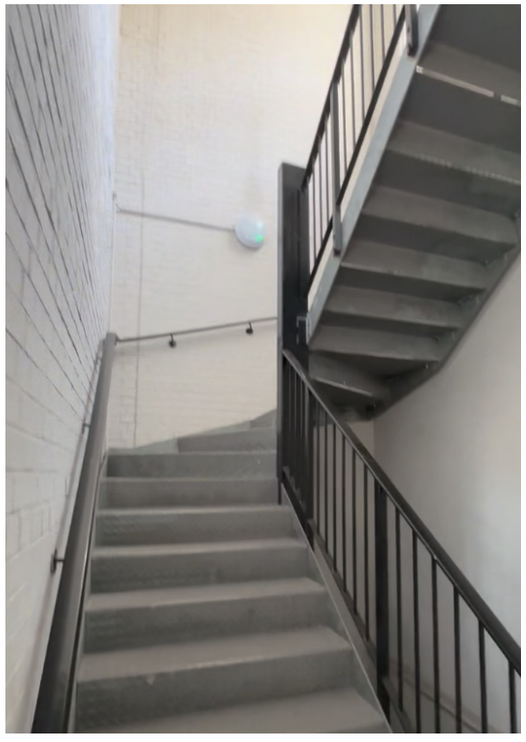
Therefore it should be seen that internally these offices have low heritage value and the listed aspect of this building should be seen from the external appearance











5.0

PROPOSAL

The design team have explored developing the site into an internal reconfiguration of the building into apartments, housing 14 flats.

The proposal is to convert the internal of this listed building into 14 apartments.

All the apartments are above the minimum space standards and have good outlook and natural light by utilising the many existing windows.

The internals of the building are modern office style after having a fire within.

Therefore it would be seen that the introduction of stud walling to separate the space up as not affecting the heritage of the listed building.

Utilising the existing staircases and access points has been achieved and the proposal has minimal impact after working with the existing layout as much as possible.





6.0

PROTECTION MEASURES

Ventilation and Extraction

A central Ventilation System is to be used

This will do the extraction and supply fresh air into the units through a MVHR system

The system is to be located in the central plant rooms and will extract through the roof at this point.

There appears to be existing penetrations through the roof at this point so this shall remain as discreet as possible through a tile vent or similar

Drainage

All the drainage will remain internal using the existing SVP locations within the toilet areas so no further SVPs will be required.

His results in no further penetrations through the roof or any external SVPs

Windows

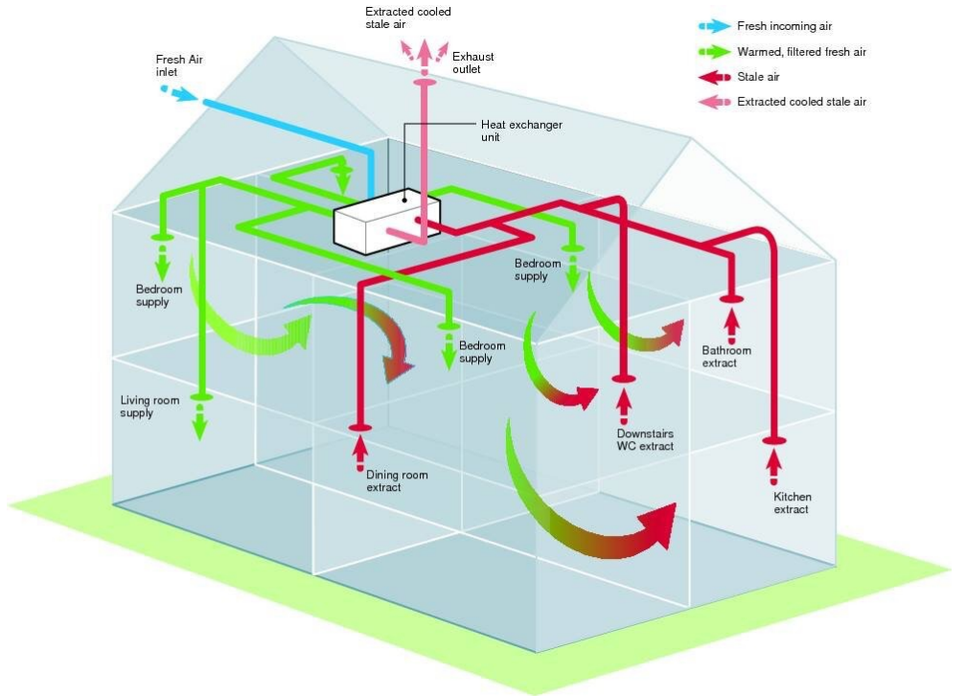
The windows, windows cills, boards and surrounds are to remain and be sanded back, cleaned and repainted white.

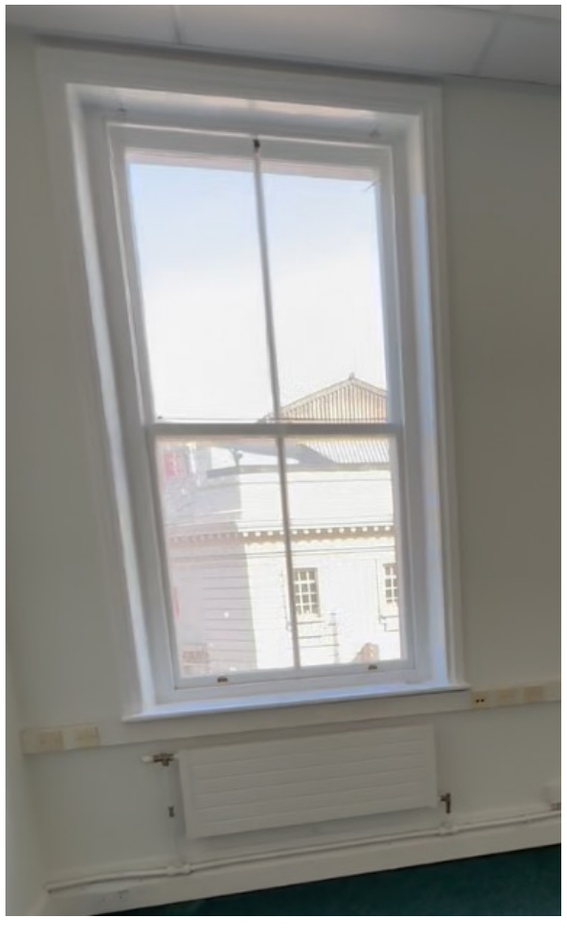
The Existing Front Door

The existing front door is to be repaired as required or replaced with a like for like door.

The door has previously been damaged following the fire next door and the fire brigade requiring access into the building,

There are to be no external amendments to the listed building with the works undertaken been more of a internal fitout scheme.







7.0

CONCLUSION

The proposed design contained within drawings submitted as part of this Listed Building Application are based on guidance contained in:
PPS 5: Planning for the Historic Environment
National Planning Policy Framework (NPPF): Chapter 12: Conserving and Enhancing The Historic Environment.

The propose scheme for the internal conversion of the listed building with minimal external amendments should be supported

Its current use as offices which have been marketed over a number of years at a minimal per sqft cost and had no interest shows that a new life is required for this building in which residential would suit.

It would be seen that with the accompanying documents there is little affect on the listed building by the proposal.



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