

25 Wentworth St, Huddersfield HD1 5PX

Design and Access Statement

Install ventilation fans

Summary

The property is a listed terraced house, currently a family home.

The proposal is to install ventilation fans in the bathroom, kitchen and cellar to remove water vapour and pollutants.

Location and land registry details

The property is a terraced house.

Land registry title numbers: WYK371149 (when leasehold) and WYK593016 (once freehold obtained).

Design

Use – the property is a family home and will continue to be.

The size of the property, the layout and total area of the property remains unchanged.

The property has some problems with black mould in the bathroom due to inadequate ventilation. The property owners plan to reduce draughts in the property, but without an effective ventilation strategy this will lead to further mould and air quality issues.

The installation of ventilation to remove water vapour and pollutants is recommended by building regulations.

The proposed ventilation solution is to install Zehnder Unity CV2.1 fans in the bathroom, cellar and kitchen. The fans are quiet, energy efficient and respond to changing humidity levels.

Installation requires a duct of up to 117mm diameter through an outside wall or window.

More details of the solution are at: <https://www.zehnder.co.uk/en/indoor-ventilation/solutions/central-extract-fans/zehnder-unity-cv21ht>

Should this product not be available, an equivalent will be used.

Implications for external appearance

The building is constructed from ashlar fronted sandstone and a pitched slate roof. The features to the front elevation such as the ashlar faced stone work is of significant importance to the character of the building. Other significant features include the timber sash windows and the Tuscan pilasters which surround the existing door. No changes are proposed to these features.

There are minor external appearance impacts of the vent installation.

The external appearance of the ventilation is a 200mm diameter white circular vent cover. There will be one at the front and one at the rear of the property, as illustrated in attached photos.

British Listed Buildings entry:

Heritage Category: Listed Building

Grade:II

List Entry Number:1224674

Date first listed:29-Sep-1978

List Entry Name: 1-25, WENTWORTH STREET

Statutory Address 1:1-25, WENTWORTH STREET

WENTWORTH STREET 1. 5113 (West Side) SE 1317 27/1362 Nos 1 to 25 (odd) SE 1316 33/1362 II 2. Mid C19. Ashlar. Pitched slate roof. 2 storeys. Moulded eaves cornice. Blocking course. No 15 has a band. 2 ranges of sashes each, No 15's and ground floors of Nos 9 and 11 with moulded surrounds. One door each (Nos 3, 11 and 17 with 4 moulded panels) with Tuscan pilasters, full entablature and blocking course. Nos 9 and 11 have passage entrances with blind fanlights and hollow chamfers. No 25 has blocked passage entrance with moulded imposts and voussoirs.

Listing NGR: SE1384717005

Access

The accessibility of the property is unchanged.

Adequate ventilation and improved air quality in the property will contribute to the health and wellbeing of current and future occupants.