

123 Trinity Street, Huddersfield, HD1 4DU

Heritage Statement

For Planning Application: Change of Use at 123 Trinity Street, Huddersfield

1. Introduction

This Heritage Statement has been prepared in support of a planning application for the change of use of 123 Trinity Street, Huddersfield. The proposal involves *no external alterations* to the buildings or their curtilage. The statement assesses the heritage significance of the site and its context and considers the potential impact of the proposed development on that significance, in accordance with paragraph 194 of the National Planning Policy Framework (NPPF) and local policy requirements of the Kirklees Local Plan.

2. Site Location and Description

The site comprises a short terrace of three adjoining properties, Nos. 119–123 Trinity Street, located on the western side of Trinity Street (A640), north-west of Huddersfield town centre. The buildings form part of a continuous streetscape of predominantly late 19th-century properties, with a mixture of residential and commercial uses.

Each property is constructed in local sandstone with slate roofs, typical of Huddersfield's Victorian architectural character. The buildings are two to three storeys in height and retain traditional detailing such as stone window surrounds, chimney stacks, and vertically proportioned sash-style windows.

3. Heritage Context

Trinity Street is a key historic route leading from Huddersfield town centre towards Marsh and Edgerton, and it includes several heritage assets that contribute to its character.

- The application site is not a listed building but lies in proximity to several Grade II listed properties, particularly those associated with the Edgerton Conservation Area to the north.
- The site is located outside the Edgerton Conservation Area boundary, though it forms part of the wider historic setting of this area.
- The terrace contributes positively to the townscape through its scale, materials, and architectural rhythm, which are consistent with other late Victorian developments along Trinity Street.

4. Historical Background

Historic mapping and local records indicate that the terrace at 119–123 Trinity Street was constructed circa 1880–1890, during a period of rapid expansion in Huddersfield associated with its textile prosperity. The buildings were likely erected as residential townhouses or mixed-use premises, reflecting the transition between the urban core and suburban Edgerton.

Over time, the ground floors have seen various commercial or professional uses, a common pattern for buildings in this location. Despite internal alterations, the external façades retain a high degree of integrity, including original stonework, fenestration proportions, and roof forms.

5. Significance Assessment

The heritage significance of 123 Trinity Street derives primarily from:

- Architectural value: As representative examples of late Victorian Huddersfield stone terrace design, with characteristic use of local materials and craftsmanship.
- Townscape value: Their contribution to the coherent, traditional streetscape along Trinity Street, where scale, materials, and building lines are consistent.
- Historic value: Their association with the late 19th-century expansion of Huddersfield and the town's industrial prosperity.

Although not designated, the buildings contribute positively to the historic character of the area and the setting of nearby heritage assets.

6. Proposed Development

The proposal seeks change of use of the properties (Class C) to Sui Generis – Welfare Drop-in Facility (Staff Use Only).

No external alterations are proposed. The following will remain unaltered:

- External façades, including all existing stonework, windows, and roofs
- Rear elevations and boundary treatments
- The building footprint and curtilage

Any internal works will be confined to non-structural alterations and building services upgrades required to meet modern standards for the proposed use.

7. Impact Assessment

As there are no external changes proposed, the development will have no physical or visual impact on the historic fabric of the buildings or the surrounding townscape. The character, appearance, and contribution of the terrace to the local historic environment will remain unchanged.

The proposal is therefore considered to preserve the significance of the non-designated heritage assets and sustain the setting of nearby listed buildings and the Edgerton Conservation Area.

There will be no harm (as defined in NPPF paragraphs 201–202) to any heritage asset.

8. Mitigation and Enhancement

While no external works are proposed, the following measures will support ongoing conservation:

- Retention and maintenance of original external materials and detailing.
- Use of sympathetic materials and finishes for any future maintenance or repair.
- Sensitive internal design to respect original plan forms where possible.

These measures will ensure the long-term preservation of the buildings' historic character.

9. Conclusion

This Heritage Statement demonstrates that:

- 119–123 Trinity Street are non-designated heritage assets of local historic and townscape interest.
- The proposed change of use involves no external alterations and therefore causes no harm to the significance of the buildings or their setting.
- The proposal is consistent with the objectives of the NPPF (2023) and the Kirklees Local Plan policies relating to the historic environment, including LP35 (Historic Environment).

Accordingly, the proposed change of use is considered heritage-neutral and acceptable in heritage terms.