BRT SERVICES

# HERITAGE
# DESIGN & ACCESS



INTERNAL ALTERATIONS
141 Trinity Street, Huddersfield, HD1 4DZ

on behalf of

**Afsha Uzaifa**

Job Ref: 748

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## Revisions

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**History**

141 Trinity Street was built between somewhere in the mid-19th century according to maps available and is Grade II Listed in a group (141-161 Trinity Street) with a Listing entry Number: 1222838. The buildings were first listed on 29th September 1978.
The official entry states:

*TRINITY STREET 1. 5113 (South Side) Highfield No 141 to 161 (odd) SE 1317 27/1290 II GV 2. Mid C19. Ashlar. Pitched slate roof. Moulded eaves cornice. Blocking course. 2 storeys. 2 ranges of sashes each, Nos 151 and 161 with moulded surrounds. Ground floor canted bays with Tuscan piers, moulded cornices, blocking courses and acroteria. Doors with moulded panels (No 145's with fanlight) framed by Tuscan pilasters, full entablatures and blocking courses, except for Nos 145, 147 and 149's which have stone frames, moulded cornices and blocking courses. Passage entrances (except for Nos 141, 157 and 159) with moulded voussoirs and imposts (No 161 is blocked).*



Excerpt from map dated 1870

The property has had a few uses over time. The property was originally built as a dwelling but was used as offices for many years before reverting back to a dwelling and latterly as a HMO.

The property has had 2 previous applications both of which were approved:

92/65/04411/B2 LISTED BUILDING CONSENT FOR EXTERNAL ALTERATIONS INCLUDING REMOVAL OF DORMER WINDOW AND REPLACEMENT WITH VELUX ROOFLIGHT

2003/62/92337/W1 CHANGE OF USE FROM OFFICES TO RESIDENTIAL (SINGLE DWELLING) (LISTED BUILDING) – *the location plan for this application shows an outbuilding to the rear which has since been demolished.*

**Current Condition**

The previous owner carried out numerous works internally without permission to form a HMO. Many of the original internal features have been retained including covings, plaster details, staircase, skirtings etc. Some have been replaced as part of the HMO works. Internal doors are largely poor-quality doors which have been over boarded or replaced with fire doors. Many of the door frames have been altered to take new doors sizes. The staircase handrail and balusters are original but have been over boarded.

Some new non-structural walls are evident at first floor where a new bedroom has been created off the landing area.

The existing windows are old sash style single glazed wooden units but many have been screwed shut and have no balance weights. There is a lot of rot visible to the windows especially the upper floors.

The gutters to the rear were cast iron ogee profile but are largely missing and those that do remain are badly damaged. The concealed gutter to the front shows evidence of leaks internally but this has been recently repaired.

The ashlar stonework to the front is largely in good condition with no signs of movement but there are some areas of face flaking evident. The stonework to the rear is in overall good condition but there is some damage which has been caused by missing gutters.

There is no rear garden as the area to the rear has been fully concreted as parking with only a wall and opening to the rear boundary. There are no enclosures to the sides although there is evidence of post bases for a fence between numbers 139 and 141.

The front boundary walls onto Trinity Street appear to be in good condition and of original style for the property.

The adjacent property 143 (also within the listing mentioned above) is in a very poor state of repair. The rear garden is overgrown. The windows look in a very bad condition and it appears as though the rooflight to the front is broken and will allow significant water ingress to the interior.

**Proposed**

It is proposed that the building will become a family home for the applicant and they are keen to keep as many of the original featured as possible. Incorporating modern elements and brought up to modern standards in a sympathetic manner whilst maintaining the character of the property .

The alterations proposed will ensure that the building can be used as a modern comfortable family home and will be well maintained ensuring protection of this historical asset.

The proposal at ground floor is to remove 2 walls and install 2 steel beams. The existing wall between the rear dining room and kitchen is masonry but is not structurally supporting floors or walls above. The steel beam is to retain the upper part of the wall and coving to the dining area and carry the end of the other beam. The other beam is to carry the floor joists over and facilitate removal of the rear kitchen wall opening up the area to form a more open plan kitchen/dining room across the rear of the property. The existing kitchen ceiling is stepped and it is proposed to install a new flat ceiling level with the bottom of the beams.

The proposal at first floor is to remove the non-structural modern walls which were installed to form an additional bedroom as part of the previous HMO. This will allow the doorway to the bathroom to be moved over and a lobby formed making access to the bathroom which is stepped down safer for the family. Removal of these walls will also allow for re-configuring of the staircase to the attic which is at present unusable and dangerous.

Internal doors which will still be required as fire doors due to the property being 3 storey will be replaced with hardwood doors and have door frames and architraves replaced/repaired as required in keeping with the property.

The kitchen floor which is concrete and sloping will be levelled and a new threshold to suit installed at the back door.

The staircase will have the over boarding to the balustrades removed and any repair work required carried out to reinstate it back to its original form.

Further roof repairs and repairs to the guttering will be carried out to ensure the building is water tight and no further damage occurs to the existing stonework.

It is proposed that the windows will be replaced in a sash style in keeping with the originals and this will be subject to a separate application.

**Access**

The property has several steps to the front from Trinity Street and it is proposed that due to its listed status that this remains unaltered.

There is one step at the rear of the property into the kitchen and into the dining room. This step will remain unaltered due to the listed status of the building although should it be required a temporary external ramp could be provided for wheelchair access in the future.

The ground floor to the property has a WC and shower room adjacent to the front door.