

Heritage Statement

Site: 101 New Street, Huddersfield, HD1 2TW



Proposal: Full Planning Application for the Change of Use of First-Floor Commercial Storage (Use Class E) to 2x 2 bedroom apartments (Use Class C3/C4).

1. Introduction & Scope

This Heritage Statement has been prepared in support of a full planning application for the adaptive reuse of the first floor at 101 New Street, Huddersfield. The proposal seeks authorization to convert redundant commercial storage space (Use Class E) into 2 high-quality, 2 bedroom apartments (Use Class C3/C4).

The application site occupies a prominent position within the Huddersfield Town Centre Conservation Area. Accordingly, this report evaluates the baseline historical significance of the asset and evaluates the impact of the proposed internal conversion on the character and appearance of the wider conservation area. This document outlines conservation mitigation strategies to preserve the asset's heritage value, while complementing the sustainable building practices detailed within the accompanying standalone Climate Change Statement.

2. Baseline Site & Heritage Context

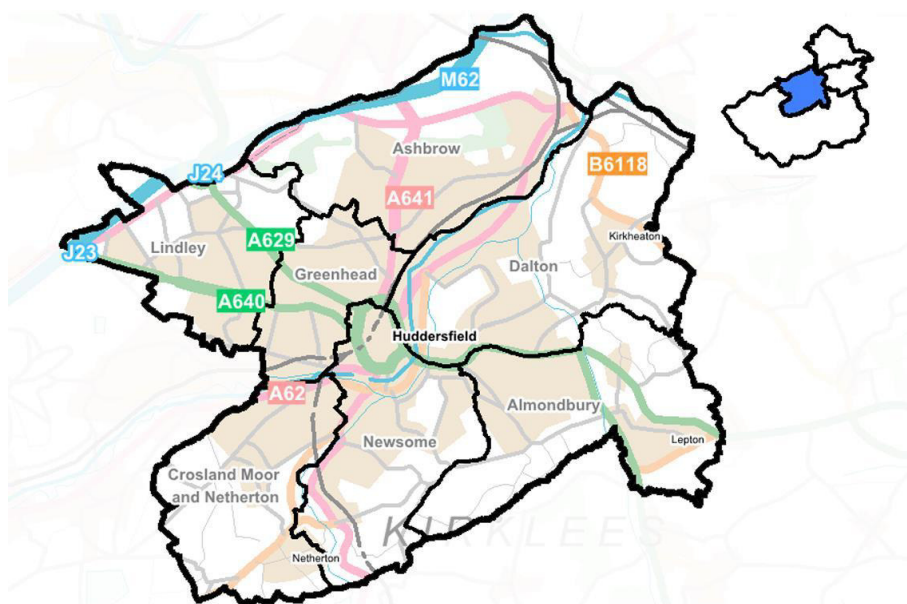
The application site comprises 101 New Street, a multi-story commercial building located within the primary retail and commercial core of Huddersfield town centre.

Historical Significance of the Environs

Huddersfield's town centre is characterized by an exceptionally dense and high-quality collection of late-Georgian and Victorian civic and commercial architecture. The town experienced rapid spatial expansion during the 19th-century Industrial Revolution,

developing into a premier global textile manufacturing hub. This industrial prosperity financed the construction of uniform, stone-faced commercial streetscapes. Notable designated heritage assets within the immediate vicinity include:

- **Huddersfield Railway Station (Grade I Listed):** A neoclassical monument defining the town's civic pride and industrial connectivity.
- **Various Grade II Listed Buildings along New Street:** Representing successive phases of Victorian retail evolution and commercial street frontages.
- **Huddersfield Town Centre Conservation Area:** The overarching statutory designation protecting the uniform historic character, materials, and grain of the urban core.



101 New Street

While 101 New Street is not individually listed, it represents a positive contributor to the localized character of the conservation area. The building features a traditional late-Victorian structural typology, displaying a standard brick and masonry facade with decorative cornicing above classic large-format ground-floor retail glazing.

Internally, the upper floors have undergone successive phases of modern modification to serve as commercial storage, leaving negligible historic fabric intact. The building possesses no unique architectural anomalies; its primary heritage value lies in its group value and its contribution to the continuous, historic streetscape of New Street.

3. The Proposed Development

The scheme proposes the rationalization and optimization of the underutilized first-floor storage envelope into 2 x 2-bedroom apartments. Each unit will be fully optimized for modern living.

Scope of Works

- **Internal Layout:** The installation of high-performance, lightweight acoustic partitions to subdivide the open storage space. Structural interventions are restricted entirely to non-loadbearing internal layouts to preserve the building's structural integrity.
- **Access & Safety:** The configuration provides a secure, independent residential access point isolated entirely from the ground-floor retail unit. Integrated fire detection, suppression, and protected escape routes will be implemented in accordance with UK Building Regulations.
- **Fenestration Upgrades:** To meet thermal envelope targets without degrading the conservation area's character, existing window frames will be carefully overhauled. Single-glazed units will be sensitively upgraded to slimline double glazing, using profile sections and materials that visually match the historic streetscape.

4. Impact Assessment & Public Benefit

The proposed development delivers a sensitive, sustainable intervention that creates no conflict with the preservation of the conservation area.

- **Visual & External Impact:** Because all primary works are contained within the existing internal envelope, the external character, brickwork, and decorative features of 101 New Street remain unaltered. The visual integrity of the Huddersfield Town Centre Conservation Area is fully preserved.
- **Socio-Economic Contribution:** The delivery of four targeted student units directly addresses localized housing pressure, specifically supporting the nearby University of Huddersfield. Repurposing vacant upper floors introduces active night-time use, driving footfall to local cafes, shops, and businesses, thereby supporting the Council's town centre revitalization initiatives.
- **Circular Economy & Sustainability:** Retaining and retrofitting an existing town-centre structure represents an exemplary model of urban sustainability. By preserving the structural envelope, the scheme avoids the significant embodied carbon expenditure associated with demolition and new construction. Operational efficiency upgrades are detailed comprehensively within the accompanying separate Climate Change report.

5. Policy Framework & Compliance

National Planning Policy Framework (NPPF)

The scheme aligns seamlessly with the core sustainable development principles outlined within the NPPF:

- **Paragraph 123 (Effective Use of Land):** Prioritizes the reuse of underutilized upper-floor spaces within sustainable, urban locations to alleviate wider housing pressures.
- **Paragraph 197 (Conserving & Enhancing Heritage Assets):** The internal configuration respects the heritage asset's envelope, maintaining the streetscape while giving the building a long-term, viable economic function.
- **Paragraph 202 (Less than Substantial Harm):** Any localized, negligible impacts are fundamentally outweighed by the clear public benefit of providing high-efficiency student housing and reducing commercial vacancy rates.
- **Paragraph 154 (Climate Change Mitigation):** Supports the adaptive reuse of existing buildings as a primary means of minimizing environmental impact and supporting national carbon-reduction goals.

Kirklees Local Plan (2019-2031)

The development meets the statutory requirements of local planning policies:

Policy	Compliance Analysis
Policy LP24 (Design Quality)	The layout modernizes the interior to modern residential standards while respecting the architectural parameters of the host building.
Policy LP35 (Heritage Protection)	The adaptive reuse preserves the external brickwork, cornices, and structural rhythm, adhering to Conservation Area supplementary guidance.
Policy LP11 (Housing Mix)	Contributes directly to the diverse housing pool required by the borough's significant student demographic.
Policy LP20 (Sustainable Travel)	Located in a highly sustainable town-centre core, eliminating car dependency due to immediate walking

	access to Huddersfield Train Station and local bus networks.
Policy LP51 (Carbon Reduction)	The development supports Kirklees' net-zero ambitions through a fabric-first approach to an existing building. Detailed specifications regarding insulation, high-efficiency heating, and specific carbon reduction measures are set out in the accompanying standalone Climate Change Statement.

6. Conclusion

The proposed conversion of the first floor at 101 New Street represents a highly sustainable, low-impact development that aligns fully with national and local planning objectives. By prioritizing a fabric-first retrofitting approach, upgrading fenestration using heritage-sensitive profiles, and preserving the external facade entirely, the project maintains the character of the Huddersfield Town Centre Conservation Area.

Simultaneously, it brings an underutilized urban asset back into active economic use, providing high-quality student accommodation in a sustainable location. Technical metrics regarding energy efficiency, carbon mitigation, and construction waste are addressed separately within the accompanying Climate Change Statement. The Local Planning Authority is respectfully requested to support this compliant, positive contribution to the borough's housing and regeneration strategy.