

Design Access and Heritage Statement

Proposed replacement detached garage and storeroom

32 Wentworth Street, Huddersfield HD1 5PX - UK

For Mr. Mrs. D.I. Singh



The Proposal in outline

The proposal is for a single storey detached Garage and storeroom building situated within the yard and garden space of No. 32 Wentworth Street. It will replace the current dilapidated garage and store. This statement is to support the Householder application made to Kirklees Council.

This statement is to assess the impact that this development may have on any heritage assets in its immediate locality. This statement then aims to justify the proposal for a very simple modest householder development on this property that is situated within Greenhead Conservation Area.

Background & Heritage

32 Wentworth Street is a large Victorian detached dwelling and is stone fronted with ornate ashlar detailing to its principle elevation and coped gables. Most properties along in this area can be generally identified as large Victorian properties. In terms of architectural interest, the property is a good example of its period although it has seen substantial structural settlement and movement related issues that will need long term maintenance. The property is not a listed building.



Design

It is appropriate given the setting of the site that any new building should make a positive contribution and harmonise as much as possible with its host building in terms of appearance, scale and materials. Typical stone detailing will be employed in the proposal the proposal is consistent with design details found in this area. **(See drawing Nos. DL961-01/02)**

Layout

The proposal is for a detached single storey stone built garage and store room. The store room is set at a lower level due to the topography and levels on site. The existing structures are defective and will be site cleared to make way for the new design.

Use/Amount

The existing building footprint is 57m² after clearance and rebuilding the Gross external footprint will be 77m². **(See drawing Nos. DL961-01/02)**

Appearance & Scale

The proposal seeks to add a conventional stone built garage and store facility. The ridge height will be 0.8m higher than the existing mono ridge line. The eaves height will 2.3m. The stone proposed be new or reclaimed natural stone with Ashlar stone detailing to corbels, heads, cills, and jambs all to be in keeping with its conservation setting. The front boundary wall is to be rebuilt using reclaimed stone and will be a positive contribution based on the appearance of the existing masonry wall panels.

The proposed new roofline will conceal in part and mask the badly stained and weathered gable end on the relatively modern building to No. 26 Wentworth Street.

This will enhance the street scene. Roof materials will be in a traditional blue slate which is in keeping with the main residence and are traditional materials. It is noted that concrete interlocking tiles have been used on No. 26 Wentworth Street and are out of harmony with its conservation setting so the proposed roofline will be another positive contribution within the conservation area.

All of this will ensure that the proposal does not detract from its current setting and seeks to fit in with the current design detailing of the property. **(See drawing Nos. DL961-01/02)**

Access

Vehicle access remains unchanged and the current dropped kerb arrangement is satisfactory.

Planning Policy

Kirklees Local Plan under section 14 paragraph 14.1 Historic Environment states that the (NPPF) local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the Historic environment, including heritage assets most at risk through neglect decay or other threats.

The NPPF defines a heritage asset as buildings, monuments, sites, places, areas or landscapes. Assets can be designated, such as a conservation area, in the case of the application Greenhead Conservation Area. The significance of a particular asset is derived from its architectural, historic, archaeological or artistic interest.

Policy LP35 states development proposals should preserve and enhance the significance of any heritage asset.

The proposal will have a positive impact on the conservation area, it will remove the overhanging structure that currently over sails the pavement, it will enhance the street scene on Wentworth Street and conceal and poorly weathered gable end to No. 26. As it is set within a private yard and bordered on two boundaries by stone walls it will integrate well with its surroundings and has been sensitively designed. Reinstatement of the front boundary wall will also be a positive enhancement on the street scene.

Heritage Context

The site is situated within the Greenhead Conservation Area, however it appears no detailed appraisal is available for this particular area. The character of the Conservation Area is predominantly that of a leafy Victorian residential area, with large, architecturally interesting, detached buildings set in generous grounds.

The property is located within the vicinity of a Grade II Churches and other large Victorian dwellings to the West and East which front onto New North Road. The backs of these properties are rather more functional and less elaborate in design.

The location of these buildings are highlighted in **Fig.1**. The Church of the Holy Trinity is a predominant land mark in this locality.

Listed buildings within the immediate vicinity are highlighted as follows: -

CHURCH OF THE HOLY TRINITY

Heritage Category: Listed Building Grade: II* List Entry Number: 1223128

NEW NORTH ROAD 1. 5113 (South Side) Highfield **No 59** SE 1317 27/1432 II 2. Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched ornamental slate roof. Coped gables. 2 storeys. 3 bays, centre one breaking forward and crowned by steep gable on ornamental kneelers. This has 2-sided ashlar oriel, placed diagonally on moulded squinch 1st floor jettied on moulded ashlar bressummer over porch in antis with 4-centred arched doorway. 2-storeyed wooden canted bays either side.

Listing NGR: SE1387317120

NEW NORTH ROAD 1. 5113 (South Side) Highfield **Nos 55 and 57** SE 1317 27/1001 II 2. Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched slate roof. Coped gables on kneelers. 2 storeys. String. Symmetrical composition. 2 shaped gables in centre: triangular cusped windows in attic floors: 3-light mullion-and- transom windows on 1st floor: canted bays on ground floor. Outer ranges have one single-light window on each floor.

Listing NGR: SE1388817102

NEW NORTH ROAD 1. 5113 (South Side) Highfield **No 53** SE 1317 27/999 II 2. Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded eaves cornice. Blocking course. 3 ranges of sashes, of which outer 2 break forward slightly and are crowned by pediment-shaped acroteria with sculpted wreaths: ground floor windows have moulded surrounds and cornices. Central door has Ionic 3/4 columns and full entablature with sculpted wreath on blocking course.

Listing NGR: SE1390017090

Fig.1 – Listed Buildings local to 32 Wentworth Street

