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ACUMEN

Designers & Architects

PLANNING, HERITAGE STATEMENT

ALTERATIONS WITHIN A LISTED BUILDING TO PROVIDE EN-SUITES WITH PARTIAL-HEIGHT INTERNAL ROOFS AND EXTRACT GRILLS TO THE EXTERIOR

36 & 38 PORTLAND STREET

Job Ref: 2985

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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the installation of en-suites within 36&38 Portland Street with lowered ceilings to protect listed coving above and install extract grills/flue in a stone colour to the façade.

2. The building is Grade II listed, and therefore in accordance with paragraph 200 of the National Planning Policy Framework (NPPF) *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected"*, this statement outlines the impact or contribution of the proposed development upon the surrounding heritage asset.

3. This statement has been prepared by Gemma Armitage BSc(Hons). Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DISCRIPTION.

GENERAL DESCRIPTION & SITE LOCATION.

4. The application relates to 36&38 Portland Street. The building is of coursed stonework and ashlar.

5. The site is located in Huddersfield on the corner of Portland Street and Fitzwilliam Street. It is within the Greenhead Park conservation area [Image below from Kirklees Kompass].

Location Map



6. 36 & 38 Portland Street are listed. The listed building is recorded as Grade II and is described by Historic England as –
   PORTLAND STREET 1. 5113 (West Side) No 36 SE 1316 33/1088 II GV 2. Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded eaves cornice. Rounded corner to Fitzwilliam Street. 3 ranges of sashes. Door with Tuscan pilasters, full entablature and blocking course.
   PORTLAND STREET 1. 5113 (West Side) SE 1316 33/1089 Nos 38 and 40 II GV 2. Mid C19. Ashlar. Pitched slate roof. 2 storeys. Moulded eaves cornice. 4 ranges of sashes. 2 doors, with Tuscan pilasters, full entablature and blocking course.

7. There are several listed buildings within proximity to the site. Those which are in the immediate vicinity are: 40 Portland Street (marked on historic England with 38 Portland Street) and 118 Fitzwilliam Street.



Location Map
Showing Surrounding
Heritage Assets

8. The listing note for 118 Fitzwilliam Street is:

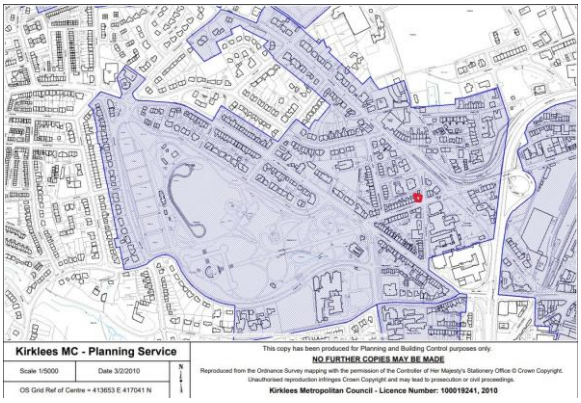
   FITZWILLIAM STREET 1. 5113 (North Side) No 118 SE 1316 33/539 II GV 2. Mid C19. Ashlar. Pitched slate roof. 2 storeys. Moulded eaves cornice. 2 ranges of sashes. Door with 4 fielded panels, fanlight with glazing bars, and Tuscan pilasters with full entablature. Blocked passage entrance with moulded imposts and voussoirs, and semi-circular fanlight with glazing bars.

9. The first record of the building is in the 1888-1915 Ordnance Survey Map [National Library of Scotland]. The surrounding buildings on Portland Street and Fitzwilliam Street are traditional ashlar and slated roof dwellings constructed in the 19th century.

10. The building has had several previous planning applications:
    a) Change of use of dwelling to form extension to adjoining offices in 1984. (Ref: 84/62/04645/B2)
    b) Listed building consent for erection of extension and alterations in 1994 (Ref: 94/65/92179/W1)
    c) Change of use from office (Class B1) to advice and information on drug problems centre (class D) in 1994 (Ref: 94/62/92856/W1)
    d) Listed building consent for internal alterations in 1999 (Ref: 99/65/93494/W1)

e) Change of use from offices to residential (A house for multi occupation) in 2008 (Ref: 2008/62/94082/W1)
f) Listed building consent for internal alterations to form a house for multi occupation (Ref: 2009/65/91546/W1)

11. The site is located in the Greenhead Park Conservation Area, the location within this area is pictured below.



12. The external façade is retained to the listing.

13. Internally, coving is present in some areas. Where the coving is present, the proposed en-suites will be partial-height and have internal roofs in order to protect the coving. Some internal rooms also have a ceiling rose which will also be protected by the en-suite internal roofs, pictured below.



On the façade, proposed extract grills are proposed to be added in a stone colour to match the external stone material.

SECTION 3: PROPOSED DEVELOPMENT

14. This planning application seeks to form internal en-suites in several bedrooms with partial-height walls and an internal roof in order to not damage the existing ceiling features.

15. See drawing 3, Section A-A Ensuite Internal Roof, (200)03 - Proposed Section.

SECTION 4: HERITAGE IMPACT

16. The proposed development relates to the internal alterations. There will be minor alterations to the external building fabric, with stone coloured extract grills proposed.

17. There will be minimal impact on the character of the building. The proposal provides an alternative en-suite roof structure to protect the historic fabric of the building and a stone colour extract grill to reduce external impact.

18. The proposal will have negligible impact on the visual appearance of the surrounding listed buildings or the Conservation Area.

SECTION 5: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

19. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification.

20. Paragraph 207 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

21. Paragraph 208 of the NPPF sets out that '*local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal*'.

22. The Kirklees Local Plan Policy LP35 describing Historic Environment states: "*Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset*."

23. Policy LP24 states *how proposals should promote good design by ensuring* '*high levels of sustainability, to a degree proportionate to the proposal, through: i. The re-use and adaptation of existing buildings, where practicable'*

24. The site is identified within the Kirklees Local Plan as being within Greenhead Park Centre Conservation Area which contains various listed and unlisted properties.

25. The Kirklees Local Plan section 11.4 illustrates how: '*The diverse built and natural environment in the district presents a range of different challenges, requiring bespoke solutions to help respect and enhance character, particularly within conservation areas and when development proposals may impact on the setting of listed buildings*.'

26. The supporting text explains in 14.6 that '*Of all Yorkshire districts Kirklees has the highest number of designated heritage assets… Where the impact of a planning proposal on the potential significance of a heritage asset (designated or non-designated) is not fully understood, the developer may be expected to carry out a Heritage Impact Assessment using appropriate expertise to inform their planning application*.'

SECTION 6: CONCLUSION

27. The proposal has negligible impact on the historical fabric of the existing listed building.

28. The proposal has no impact upon the setting of the adjacent listed buildings.

29. Efforts have been made to protect the historic features of the building whilst accommodating future user and maintenance provisions.

30. Through a column supported ceiling solution which has no impact on the existing ceiling, the proposal appropriately contributes to the integrity and longevity of the listed building.

31. The proposal has minor impact on the street scene of the listed building or on the Conservation Area. It aims to enhance the overall appearance of the heritage asset by improving the current state. This will allow the building to be brought back into beneficial use, which will safeguard the future sustainability of the Listed Building.

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