

Part Demolition of Existing Public House and the Erection
of a New Five Storey Student Accommodation at
New Wharf, Wakefield Road, Huddersfield

DESIGN and ACCESS STATEMENT

October 2016



Artist Impression



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Executive Summary

This Design and Access Statement has been prepared by Yeme Architects, on behalf of their client, Khela Properties. This is in support of the full planning application for the creation of a new student accommodation scheme at the former New Wharf Pub, on the corner of Firth Street and Wakefield Road at Aspley, Huddersfield.

This Design Statement, which has been prepared in accordance with guidelines issued by the Design Council and the former Commission for Architecture and the Built Environment (CABE), highlights the design principles behind the scheme and the process undertaken to develop and refine the proposals.

The context of the site has been carefully considered, and this has identified the constraints and opportunities this presents, and the proposal is a consolidated response to this analysis.

This includes an evaluation of the existing context and a description and justification for the proposed scheme. The document is also looking to consider planning matters relevant to the proposed development, including details of how the scheme accords with planning policy.

Yeme Architects were commissioned by their client due to our experience in student accommodation and expertise of working within historic environments. We are currently working on the conversion and extension of the Standard House building in the heart of Huddersfield town centre, to student accommodation.

The statement describes the design principles and access strategy for the redevelopment proposals of this site and is submitted as supporting material to accompany the full planning application.

The document should be read in conjunction with the following:

- Application drawings
- Supporting visual material including 3D images
- Environmental Noise Impact Assessment
- Extended Phase 1 Habitat Survey
- Flood Risk Assessment
- Phase 1 Ground Contamination Report
- Air Quality Assessment
- Crime Prevention Strategy
- Heritage Statement



Fig 1: Existing Public House elevation on the corner of Wakefield Road and Firth Street



The proposals are the culmination of many months work, and the design principles established, have been developed in dialogue with the planning officers at Kirklees Council, and following that we understand that the planning authority are supportive of this proposal being put forward. The image below indicates the initial design concept and the evolution of the design can be seen with the later developments.

In addition, the site was previously granted planning consent for the erection of a 4 storey student accommodation block comprising 8no cluster apartments and 5no studio apartments, and the demolition of existing public house – (App Ref :2013/62/92806/W). This provided 48 bed spaces.

The new proposals have been developed with a similar strategy to that of the previous planning approved scheme in scale and massing terms. This is stepped back from the front and side elevations in order to improve the articulation.



Fig 2: Initial concept model showing the corner of Wakefield Road and Firth Street

Artist Impression



1. Background

1.1 Site Context

The subject site is located south of the city centre and is in very close proximity to the University of Huddersfield campus. There are a number of student accommodation buildings in the area. The site is on the corner of Firth Street and Wakefield Road.

The site occupies a very prominent corner position on one of the main arteries into Huddersfield Town Centre. It is also an important 'gateway' site into the University Campus which itself has been undergoing considerable expansion and development with many dynamic new buildings.

The site position and relationship with nearby landmarks can be seen below. Wakefield Road is a very busy route into Huddersfield town Centre and this makes the application site very important.

The application site is in a key position for the development proposed. Currently the site houses a vacant derelict pub and is subject to tipping, anti-social behaviour and vandalism. On the opposite side of the road is the 4 storey, pitched roof, Firth Point student accommodation building and this adds to the mix of uses including retail premises, hotels, offices, student accommodation, cultural buildings and a transport interchange within the neighbouring area. This nodal point on the edge of the city centre is a passing point for city residents and visitors. Wakefield Road (A642) is a key arterial route into the centre, carrying a high volume of local pedestrian and vehicular traffic. This important central location needs a response that both reflects the street-scape, as well as establishing a presence.

Located further down Firth Street are two other student accommodation buildings, Aspley House and Little Aspley House which are on the same road as the University of Huddersfield's 3M Buckley Innovation Centre (BIC), and Business School and a relatively recent 653 bed student accommodation scheme, The Castings, is located near-by, along the River Colne, which is 6 storeys high.

In terms of connectivity, the site is within a highly accessible location - 5 minutes walking distance to the University and Town Centre, and 15 minutes to the Train station.



Fig 3: University of Huddersfield Shorehead Building (under construction)



Fig 4: University of Huddersfield Creative Arts Building



Fig 5: Aspley House Student Accommodation



Fig 6: Little Aspley House Student Accommodation



Fig 7: The Castings Student Accommodation

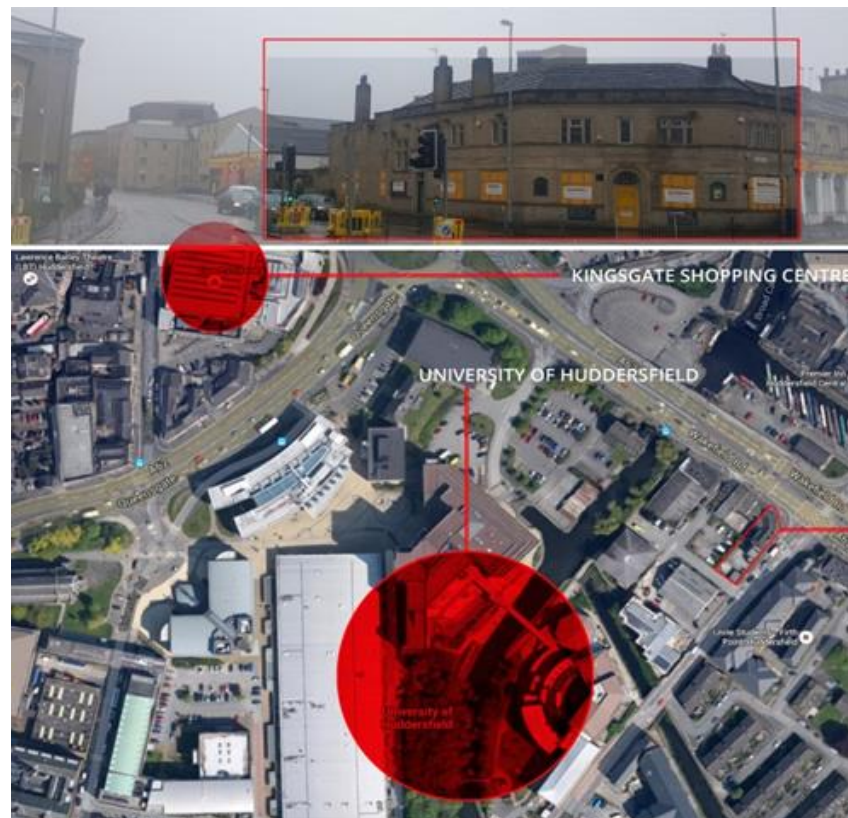


Fig 8: Site position to University Buildings and Town Centre

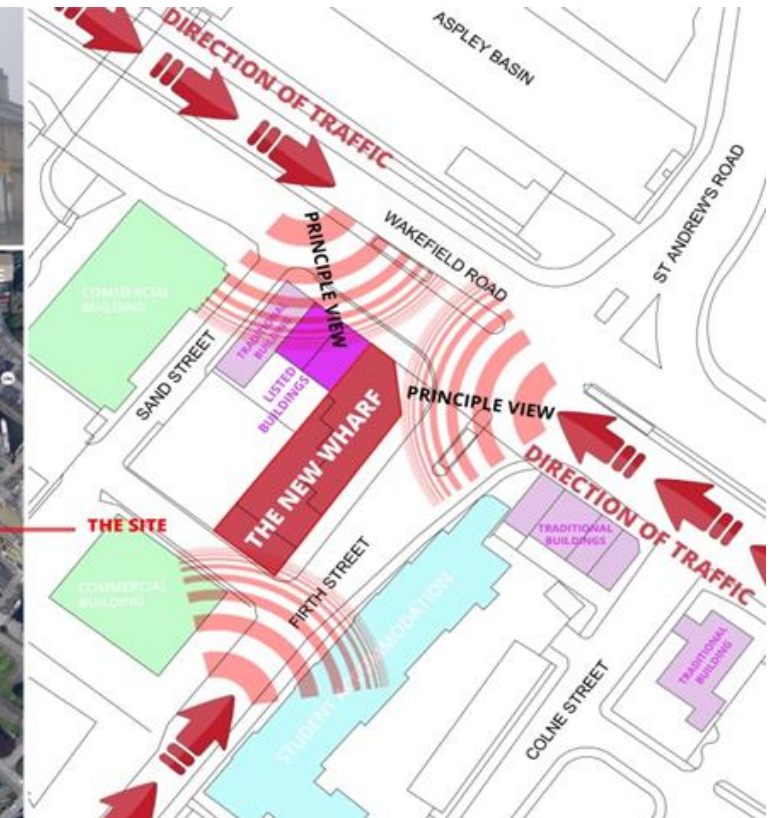


Fig 9: Principal Views towards the site and Traffic Flow Directions



1.2 Social Context

The scheme aims to provide an exemplar student accommodation facility with a robust, supportive management structure in place. This is aimed directly at the quality overseas students who have high expectations and particular needs. This has been a key group that Huddersfield University has been targeting. Therefore such an accommodation facility will assist the University in strengthening this links.

It should be noted that many such students are actually residing in high quality student accommodation facilities in Leeds and then commute into Huddersfield. Clearly a facility that retains more students within the city will have significant economic benefit to Huddersfield generally.

Purpose built student accommodation takes students out of houses in multiple occupation, enabling them to live in a highly managed environment. This is a social benefit as it reduces the tensions between students and members of the public, living in close proximity. It is also important to highlight that students typically occupy low cost housing which is often needed by other members of the community.

1.3 Economic Context

The proposed site and its immediate surrounding offer a major regeneration opportunity with potential to support City Centre activities and the further growth of the Learning Quarter. Student population in the development will also generate significant spending power, which will be of benefit to local businesses and the town centre in general.



2. Planning History

2.1 Design Analysis of Previous Schemes

The site currently has planning consent for a student accommodation scheme. This is of a contemporary design which seeks to create a dramatic gateway building through the use of 'Y' columns, a cantilevered box and zinc cladding.

Whilst this is a distinctive design using some traditional materials, there are a number of factors that are impacting the commercial viability of the project. Furthermore, it can be argued that the approved building design is not entirely sympathetic to the streetscape. The fact that a historic, Art-Deco stone façade would be lost is very unfortunate when seen in the context of the streetscape and the prominent corner it occupies.

Unfortunately the pub itself is not commercially viable and has been vacant for many years. Given the position of the front entrance and road junction, commercial opportunities for the site are limited. The lack of parking, stopping and drop-off space at the front of the building is an obvious obstacle.

Since this pub has closed down the building has become semi-derelict and recently all the copper pipework has been stolen resulting in further damage. It can also be seen that the interior has little architectural merit and retains few original fittings or fixtures. Modernisation over the years has undermined much of the original character of The New Wharf Pub.



The previously approved scheme involved the demolition of the entire existing building and the construction of student accommodation. The configuration of the student accommodation is largely based on en-suite bedrooms in a cluster flat arrangement. However it can be seen that this has a number of shortcomings that will undermine the long term viability of the project.

The student accommodation sector is becoming increasingly competitive with the introduction of more accommodation facilities. The fact that the University is successfully attracting greater numbers of overseas students has resulted in a subtle shift in requirements. Many students from China and the Middle East prefer high-quality flats with on-site management.



Fig 10: Previous Planning Consent for Student Accommodation Scheme



Fig 11: Existing Stone Facade of the Public House



Fig 12: Existing architectural features of the Public House



Advice received from one of Huddersfield's leading student lettings agency, Vanilla has indicated this to be their understanding of the current and future growth area. It can be seen in Leeds that they have already created such facilities with one marketed as '7-star' and is highly in demand.

Given the proximity of The New Wharf site to Huddersfield University, it lends itself to this market targeting the needs of overseas students. However the approved plans do not currently allow for this due to a number of reasons.

The main layout issue relates to the arrangement of the bedrooms. These are largely configured as 4, 5 and 6 bedroom apartments. In addition the bedrooms are 12.5m² which is currently fairly standard but in an increasingly competitive sector, this is not seen as premium. Whilst the bedrooms are showing double beds, the fact that they need to be arranged against a wall means they appear less sumptuous and luxurious.

Another requirement of such a facility is a managed concierge and lounge area. For overseas students to live in isolation when living in a new town in a new country is a concern for many. On-site management is critical. In addition, a communal lounge space to allow residents to interact is also very important. The current approved layout does not allow for this.

The position of the main entrance and stairs has led to the creation of long corridors which in turn means the ratio of circulation space to habitable space is excessive (see plan below). Crucially this impacts the commercial viability.

In order to deliver such a development the revenue must be sustainable for bank funding purposes as well as long term success. The net amount of floor space created is inadequate to sustain the necessary level of investment. Compounding this issue, the nature of the construction makes the approved design prohibitively expensive. The cantilevered box, overhanging first floor, zinc cladding and the concrete 'Y' columns are all elements that add significantly to the cost without necessarily providing the required visual value in terms of the streetscape.

From an aesthetic and architectural perspective, the design has significant impact on the adjoining listed buildings as well as the wider streetscape. The 3D massing model shows the likely relationship when viewed from different angles.

It can be seen on the image on the bottom right that the existing buildings have a very discernible gutter-line that forms part of The New Wharf Pub. Whilst it is recognised that a new larger building is required on this site, it becomes imperative to try and harmonise it as far as possible with the neighbouring grade II listed buildings and the wider streetscape.

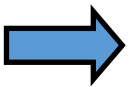
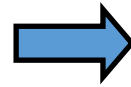
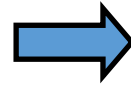


Fig 13: The Edge Student Accommodation in Leeds

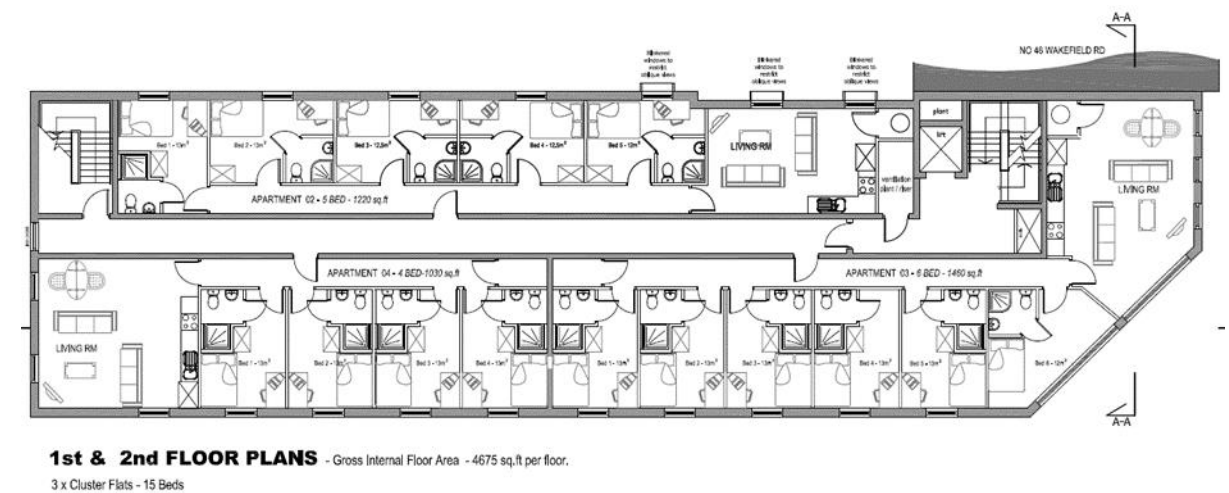


Fig 14: Typical floor plan of previous consented scheme

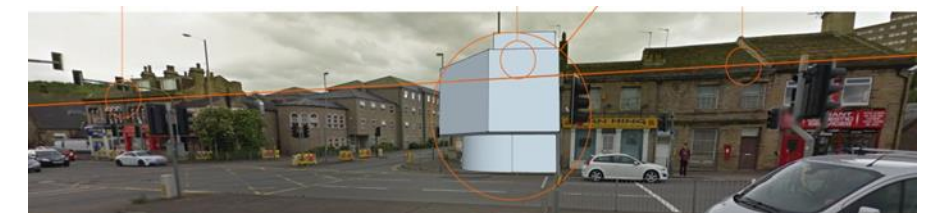


Fig 15: Important design marker highlighting the consistent gutter line from the neighbouring listed facades



3. Planning Policy and Consideration

3.1 Principles of Development

The National Planning Policy Framework (NPPF) was formally released March 2012. It provides a new national framework different to the previous Planning Policy Statements and Planning Policy Guidance Notes, which sets out the Government's planning policies for England and how these are expected to be applied. There is a presumption in favour of sustainable development and economic growth, whilst balancing and protecting the needs and priorities of communities without adversely impacting on future generations.

Planning authorities should give 'due weight' to relevant policies in their existing plans according to their degree of conformity with the NPPF. At present the NPPF holds greater weight than both the Kirklees Unitary Development Plan and emerging Local Plan (Withdrawn)

Three key themes running through the NPPF include:

- Planning for prosperity (an economic role) – ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- Planning for people (a social role) – promotion of strong, vibrant and healthy communities, meeting the needs of present and future generations, and by creating a good quality built environment with accessible local services;
- Planning for places (an environmental role) – protecting and enhancing the natural, built and historic environment.

The development proposal conforms to each of these roles and supports the application. It is considered that there is a demand for new student accommodation in sustainable locations that are close to centres of learning and higher education. This site complies with those requirements as well as bringing a significant site into economic and beneficial use as advised under Section 12 of the current Policy Framework.

The proposal is considered acceptable having regard to all material planning considerations including national planning policy and guidance, and policies and proposals of the Development Plan set out below:

Kirklees Unitary Development Plan:

- BE1 – Design principles
- BE2 – Quality of design
- EP6 – development and Noise

National Planning Policy Framework

NPPF Part 7 Requiring Good Design

NPPF Part 12 Conserving and enhancing the historic environment

NPPF Part 8 Promoting Healthy Communities



National Planning Policy Framework



Fig 16: Key guidance document used in the design process



The application proposes a development comprising of purpose built, high-quality, managed student accommodation. The use will be provided on a site which has been identified as land which is suitable for regeneration (Policy TC12 of the UDP) and on a site which has previously had the benefit of planning permission for student accommodation (2013/62/92806/W). The committee report for this permission confirmed that the principle of student accommodation development on this site was acceptable, that the area is considered to be an established location for student accommodation, that buildings of four storeys are acceptable at the application site (the proposed development is five storey), that the loss of employment uses from the site is acceptable and that the development continued the regeneration of the local area, which had been an aspiration of the Council for a number of years.

The previous permission granted consent for 48 bedrooms at the site comprising of a mixture of cluster style and studio apartments. The scheme is no longer deliverable due to the change in circumstances brought about by the change in attitude towards cluster style apartments by potential overseas student tenants.

The proposed development creates an active and permanent use at the site, which is currently derelict and falling into disrepair. It is also a victim of criminal activity having been severely vandalised by squatters to the extent that anything of potential value has been removed. It is also currently a place for crime to occur, with the presence of hypodermic needles found on site visits.

Due to the grant of permission for development on the site, in principle, the proposed residential use at the site (in the form of student accommodation) is considered acceptable and the committee report confirms that the site is located within an established location for purpose built student accommodation.

The location of the site within the town centre and within close proximity to the University aligns with the development principles of Policy T1, which seeks to locate development that supports the expansion of the University and Technical College in the surrounding area (i.e. areas adjacent to the main campus/town centre). Additionally, Policy CS1 of the emerging Core Strategy seeks to locate major developments associated with higher education in the town centre, to meet economic and housing needs. The site is located less than five minutes walk from the University's main campus and within easy access to the town centre. The site is therefore ideally located for the uses which are proposed, given the close proximity to the University's campus and the easy access to the town centre, within which the majority of shops, services and public transport interchanges can be found, if these are not available within the University's campus.

Furthermore, the nearby location of student residential accommodation developments at Firth Street, Colne Road, Kings Mill Lane, Manchester Road and Commercial Street further establishes the principle for the proposed use at the application site.



Policy B4 relates to proposals involving the change of use of premises and sites which have previously been used for business and industry. At the outset it is important to highlight that the Council has already considered that the loss of employment uses at the site is acceptable by virtue of the grant of the aforementioned planning permission (ref. 2013/62/92806/W) for residential uses. The application was considered in light of the policies contained in the Kirklees Unitary Development Plan, under which this current application is also considered. Policy B4 of the Unitary development Plan (UDP) ‘...to ensure that business activity and consequently employment levels are sustained and that the stock of business premises is maintained at a level commensurate with likely demand’

It is felt that the fact the building was purpose built, and being vacant for the past 5 years, it is unlikely that it would lend itself to re-use for business or industrial purposes. Nor has there been any demand for the present building.

The number of jobs likely to be created by the proposal of the student accommodation is one full time and three part time jobs.

There will be no adverse effect on any buildings of architectural or historic interest, namely Nos 42-46 Wakefield Road which are Grade II listed. The proposal is considered to respect their setting. Although the existing public house is very attractive as a building, it has been vacant for some years, thus presenting a poor impression to Wakefield Road, one of the main routes into and out of Huddersfield town centre. It is intended that a new, carefully designed and detailed, occupied building will be a vast improvement.

Policy TC1 of the UDP and Policy CS1 of the emerging Core Strategy realise the need to support the expansion of the University and the Technical College. The provision of student accommodation is key to supporting this expansion and, due to the central location of the site; it is considered that the application site and the proposed use aligns well with the aims of this policy. The principle of this support is further confirmed with the nearby location of other student residential accommodation schemes.

The provision of purpose built accommodation allows for students to reside in highly managed environment instead of the typically unmanaged Houses of Multiple Occupation (HMOs). The impact of students living in HMOs is well reported. A decrease in the number of HMOs through the provision of purpose built student accommodation allows for the properties to be returned to the traditional housing market, increasing the number of properties open to the local residents of Huddersfield and the hinterland areas. Students generally live in low cost housing and the provision of purpose built accommodation allows the release of this generally ‘affordable’ housing back to the general market, recognised by the Council’s Strategic Housing Market Assessment. The proposal therefore meets an identified quantitative need for student accommodation, offering purpose built and managed student accommodation in a sustainable and highly accessible location close to the university campus and the town centre.



The proposed design, which has been informed by the Council from an early stage, reflects the nearby character and design of other residential buildings in the area in terms of materials, scale, massing and bulk, building height and layout. The design is: of a high quality using local materials; has been informed by the character of the local area; delivers a layout which provides a large landscaped area at the centre of the site (details of which are submitted with the application); is inclusive with regards to disabled access for all facilities (both internal and external); and includes crime prevention measures to meet Secured by Design accreditation. In light of these features, it is considered that the proposals comply with UDP Policies G4, G5, BE21, BE22, BE23 and TC22 and emerging Core Strategy Policies CS15 and CS17.

Furthermore, it is considered that the proposals are compliant with Policies BE1, BE2 and BE11 of the UDP and Policies CS10 and CS15 of the emerging Core Strategy as the design creates and retains a local sense of identity with regards to materials and architectural style.

It is considered that the submitted scheme complies with policy BE1 in that:

The development proposal is of good quality design in that it contributes to a built environment which:

- creates a sense of local identity;
- is visually attractive;
- promotes safety, including crime prevention and reduction of hazards to highway users;
- promotes a healthy environment, including space and landscaping about buildings, and
- is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and use of public transport.

In terms of quality of design Yeme Architects have submitted a scheme which aims to achieve a high quality of design. The appearance of the proposed development is appropriate to the site and its relationship to its surroundings and adjacent uses in particular the college. The overall scheme would be complimentary to the adjacent uses.

Consequently, the proposal is compatible with UDP policy, BE2 in that the development has been designed so that:

- it is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
- The topography of the site (particularly changes in level) is taken into account;
- satisfactory access to existing highways can be achieved;

The needs of pedestrians and people with disabilities have been considered throughout the development and in line with the requirements of Policies G5 and BE21.

The proposal has no on-site parking spaces but is highly accessible by non-car modes of transport and it located close to the University (five minutes' walk) and the town centre, meaning that walking and cycling will be the primary forms of transport (Policies T19, T20 and draft Policy CS2). Regular local bus services are accessible from stops on Wakefield Road and Firth Street providing a high frequency of services across Huddersfield.



Fig 17: Architectural language and design precedents



Planning policy seeks to promote more sustainable patterns of development and make better use of previously developed land, the focus of additional housing being existing towns and cities. The NPPF states: “Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport. And plans should give priority to pedestrian and cycle movements, and have access to high quality transport facilities.” The now superseded PPG13 stated that local authorities should “revise their parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments in locations such as town centres, where services are readily accessible by walking, cycling or public transport.”

Walking is likely to be the most frequently used method of transport, given the close proximity of the University. Pedestrian facilities in the local area are good, with a number of crossings on Firth Street and excellent permeability across the campus. There are also signalised crossing facilities over Queensgate to gain access to the town centre.

It is not therefore considered that any enhancements are required to mitigate for this level of pedestrian movement. This meets and exceeds the requirements of Policies R18, TC12, TC17, T1, T10, T14, T16 and draft Policy CS19.

Policy CS15 ‘Design’ - All development proposals will need to be designed so as to:

Maximise road safety for all road users;

- Minimise the risk of crime;
- Create good quality living or working conditions for occupants and for visitors; Protect the amenity of occupiers of neighbouring land and property;
- Avoid restricting the future operational flexibility of any neighbouring business;
- Respect and enhance the appearance of their surroundings;
- Provide means of access which take account of the needs of people with disabilities; Encourage walking, cycling and the use of public transport;
- Reduce the impacts of climate change and be adaptable to its future effects;
- Use sustainable construction materials;
- Maximise the ecological value of the site and the surrounding area; and
- Improve the quality of the public realm



4. Site Location

4.1 Existing Site Photos



Rear of Site from Sand Street



Corner of Wakefield Road and Firth Street



View along Wakefield Road



Rear boundary wall to Sand Street



Relationship of Site to neighbouring buildings

4.2 Constraints and Opportunities

Wakefield Road is a primary route for both pedestrians and vehicles passing along the site and provides connections to key destinations in Huddersfield city centre, therefore an ideal location for the main façade and active frontage.

Whilst Firth Street serves as a secondary road, it links back to other primary routes around the site, a stones throw away from the university, and as such it is the perfect location for the secure main entrance to the student residential accommodation.

The corner of Sand Street and Firth Street forms a secondary focal point at this end of the site. The scale and massing on the boundaries to the site and neighbouring properties vary greatly. Careful consideration has been given to ensure that the proposed buildings respond to the context.

It is proposed that the existing corner frontage of the public house will be maintained but enhanced with the creation of new apartment units along the rest of the site and upper levels.

A recently built student residential scheme has been constructed opposite the site, with stone walls and windows facing the proposed site. We aim to retain as much of the stone facade of the public house as feasible and then use materials that complement and enhance the visual amenity of the surrounding buildings.

The vertical slot windows along the Firth Street elevation have been specifically arranged and designed in order to reflect the varying window arrangement of the original pub, as well as also make the floor levels less discernible. This serves to improve the massing of the building, particularly within the new elevation as the floor levels are different to the original pub.

The current elevation along Wakefield road consists of several buildings of varying heights and styles, and is predominantly of stone and brick in appearance. As the proposed scheme will sit adjacent to some of the existing streetscape, careful consideration has been given to the materials and massing. The fact that the original stone built façade is being retained is a very strong contribution to the historic streetscape.

A key difference between the proposed scheme and the approved scheme (other than the façade retention) is that the upper floors are significantly set back from the front elevation. This respects the original building as well as the streetscape.



Fig 18: Existing fenestration detailing of Public House

5. Use

5.1 Potential Use

The application is for the creation of new student residential accommodation with associated hard landscaping and servicing.

The location of the site is close to both Huddersfields' Universities in an area popular with the student community. The proposals are in line with the local planning policy that is supportive of the purpose built student accommodation in appropriate locations that will help divert demand away from traditional housing suitable for family occupation. The location of the site means that the proposed use is compatible with its immediate neighbours.

6. Current Design Proposal

6.1 Amount

Site Area – 500m² (0.05 hectares)

Student Residential (Gross Internal Area)

Ground Floor – 385m²

First Floor – 412m²

Second Floor – 447m²

Third Floor – 378m²

Fourth Floor – 315m²

Total number of units - 47 containing:

39 Studios

4 Two Bedroom flats

4 Three Bedroom flats

Parking

There will be no associated parking with the proposed scheme. Visitor drop off and service parking to be provided.

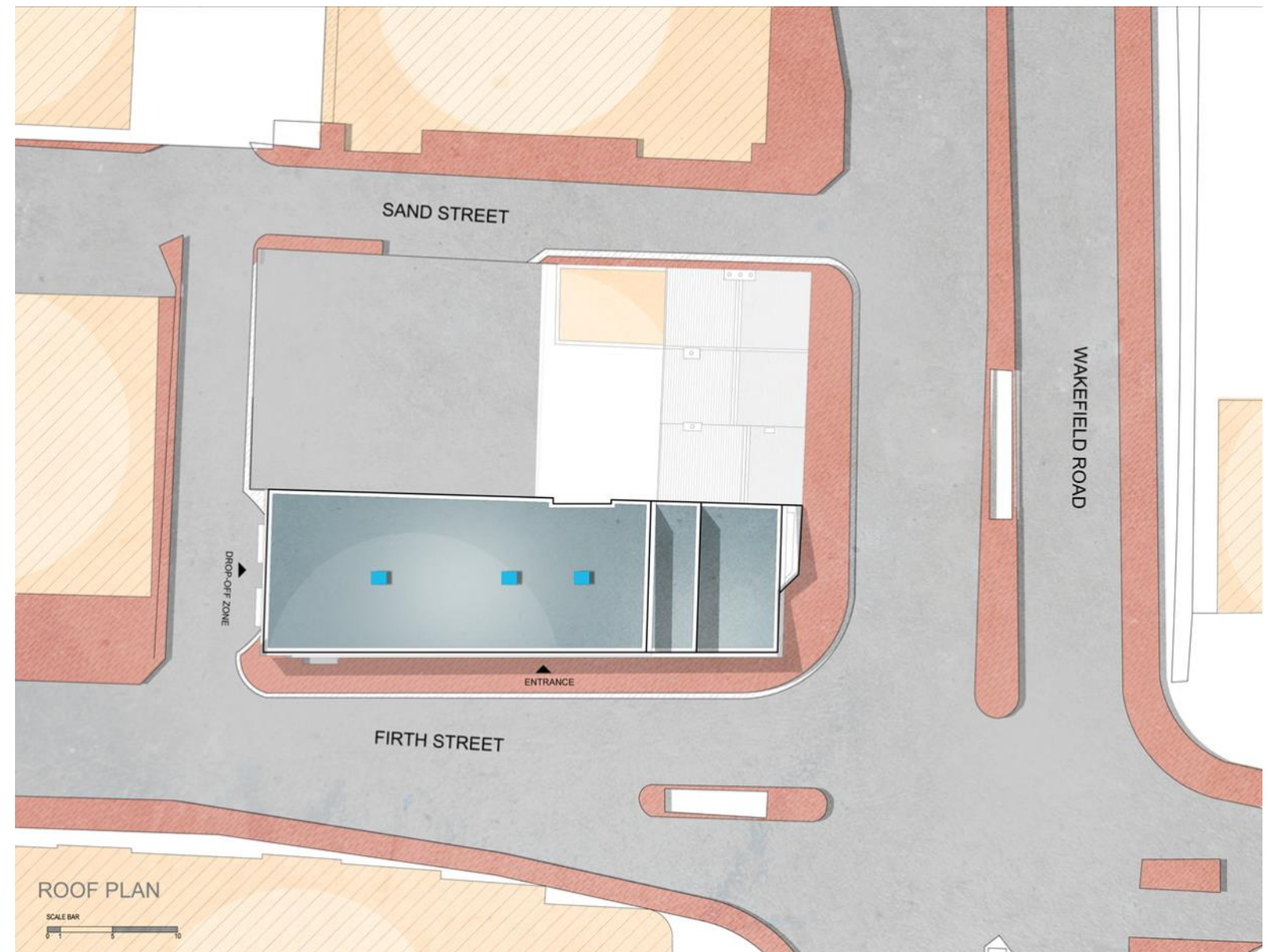


Fig 19: Proposed Roof Plan

6.2 Appearance

Rhythm and proportion are considered to be significant factors in this location. The proportions of the windows carefully avoid repetitive punctured windows and portray a pattern of rhythm. The elevational treatment proposed demonstrates sophisticated changes of material and colour. The exterior finish will give a modern feel to the proposal. The combination of materials will provide a bold contemporary styling in this prominent location. The change in materials and the cantilevered box feature have been positioned to provide activity and interest to the elevations.

The proposed building is contemporary in design. The overall form reflects the repetitive nature of the floor plates, whilst the façade treatments seek to be visually dynamic so as not to present a monolithic form, allowing them to sit sympathetically within an already fragmented and variable skyline, both from long views and from close views into the site.

Thorough analysis of the context generated the architectural language which is a contemporary interpretation of the historic architecture of the surroundings. The proposed elevational treatment repeats the regular window arrangement and articulation of 'top, middle and base' which is prevalent in the area.

The project aims to develop a responsive language which makes subtle references to the historic industrial architecture, whilst avoiding any sort of pastiche or wilfully derived solutions.



Fig 20: Proposed elevation along Firth Street



Fig 21: Contemporary intervention with the existing historic architecture

Artist Impression



6.3 Layout

The basic form of the building is 5 storeys with all proposed new floors being stepped from the Wakefield Road façade. The fifth floor is also stepped in from the Firth Street elevation in order to reduce its impact and remove any sense of ‘tunnelling’ that five storeys in this position could be perceived.

The student residential accommodation will have two principle access points which will allow controlled access into the building for all students and visitors. Students coming by foot can use the entrance, located on Firth Road, at the closest point of access coming from Wakefield Road, whilst visitor/student drop offs will enter the building from the Sands Street entrance.

The controlled access points will serve as a greeting space for students and any visitors. The Firth Street entrance will house a manned reception, and centralised facilities for student gathering and meeting point, as well as cleaning/washing, laundry room and post and parcel lockers.

There is a drop-off facility directly outside the Sand Road entrance, where there will also be an area of hard standing provided for the temporary location of bins on refuse collection day. This drop-off will double up to provide a temporary location for refuse/service vehicles to service the building. This is as the approved plan design.

The accommodation is naturally broken down into separate floors each with it's a common circulation core. On each floor there are different unit types including two bed apartments, three bed apartments and studio apartments comprising of a bedroom with its own en-suite bathroom, kitchen, storage and study desk & shelving.

The different sized apartments are distributed throughout the buildings . The majority average is 23m² for a studio, 62 m² for a two bed apartment and 80 m² for a three bed apartment.

Access to the building will be via level entry or via ramps through the main entrance from the street, and then a lift and stair core to allow unhindered access to each floor.

The management of the facility requires that the access to individual apartments is to be gained from securely managed shared cores, which should be accessed from the private interior, by residents and visitors should be via a single security controlled entry point.



PROPOSED GROUND FLOOR PLAN

SCALE BAR



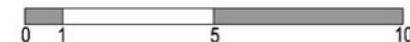
Ground Floor Accommodation Schedule:

1 x Two Bedroom Flat
7 x Studio Flats



PROPOSED FIRST FLOOR PLAN

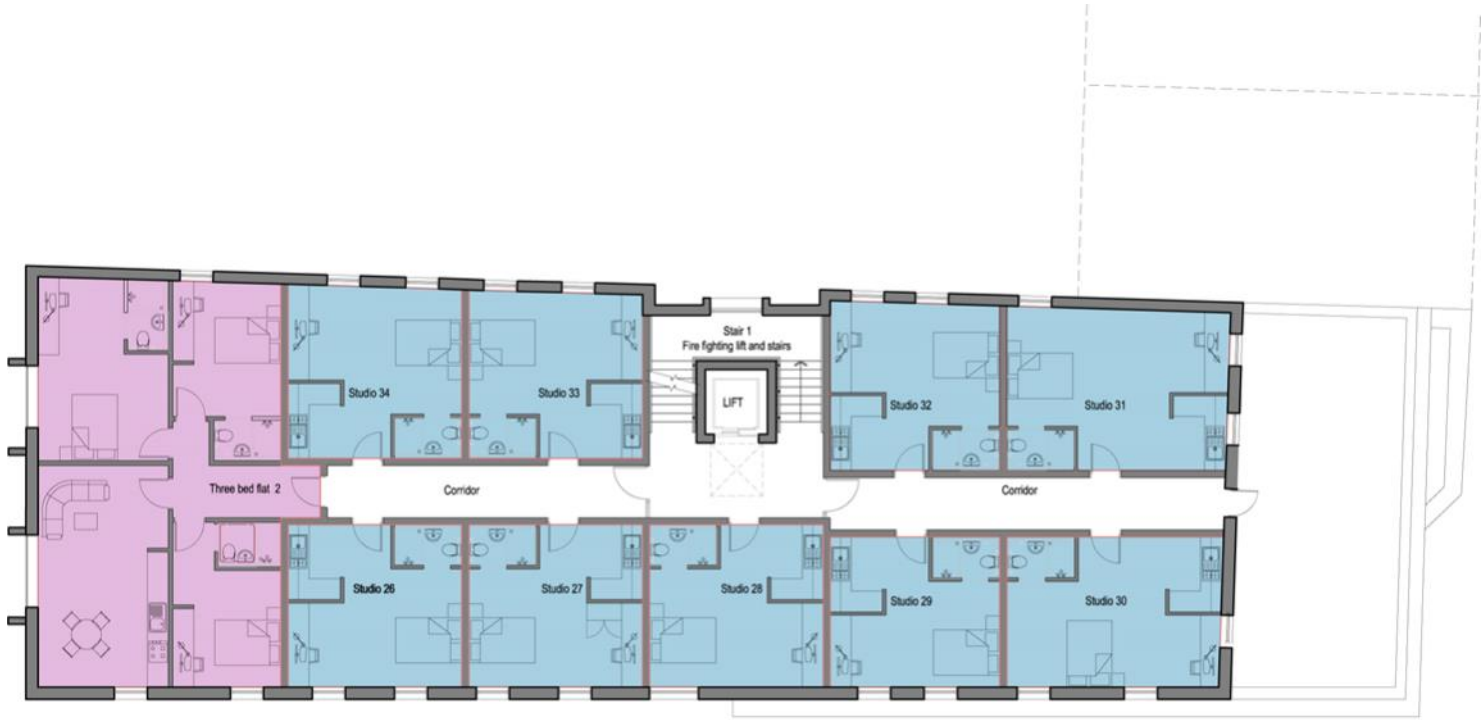
SCALE BAR



First Floor Accommodation Schedule:

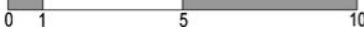
2 x Two Bedroom Flat
9 x Studio Flats

Fig 22: Proposed Floor Plans

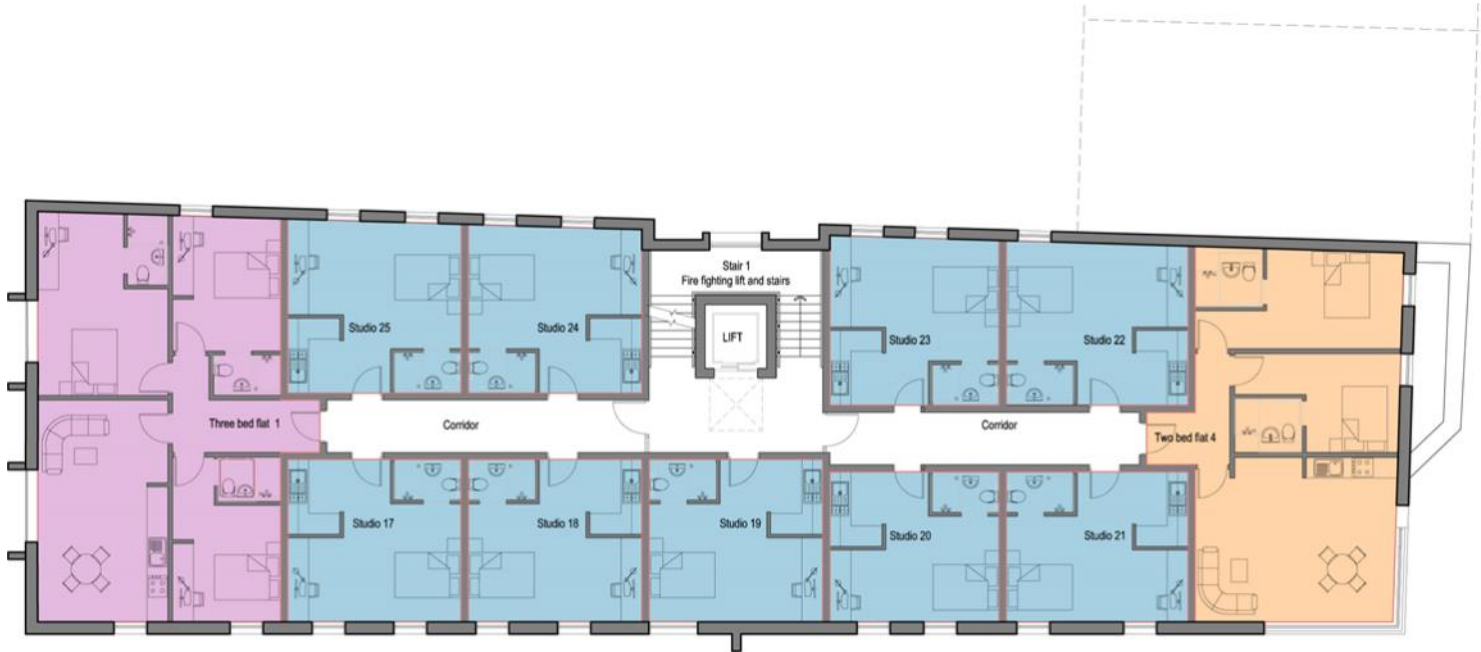


PROPOSED THIRD FLOOR PLAN

SCALE BAR

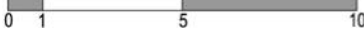


Third Floor Accommodation Schedule:
1 x Three Bedroom Flat
9 x Studio Flats



PROPOSED SECOND FLOOR PLAN

SCALE BAR

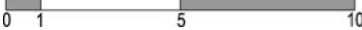


Second Floor Accommodation Schedule:
1 x Three Bedroom Flat
1 x Two Bedroom Flat
9 x Studio Flats



PROPOSED FOURTH FLOOR PLAN

SCALE BAR



Fourth Floor Accommodation Schedule:
2 x Three Bedroom Flat
5 x Studio Flats

UNITS KEY	
	3 BED APARTMENT
	2 BED APARTMENT
	STUDIO FLAT



6.4 Scale and Massing

The surrounding area has student schemes including Firth Point Student Accommodation directly opposite and the recently built complexes along Firth Street. The proposed building is to be the same height as the ridge height of Firth Point.

The proposed building steps up from 3 storeys on the Wakefield Road elevation to 5 storeys. The stepped building follows the gradient of the Firth Street. The new proposed ground floor façade to Firth Street steps into the site with a proposed planting bed that allows privacy to the ground floor apartment windows.

The mass of the building is reduced by the layering of materials and a carefully articulated form. A clear definition of top, middle and bottom is highlighted with the material changes. The fenestration pattern follows the cellular ordered nature of the accommodation and surrounding context. An over-sailing box feature over the existing angled stone wall to Wakefield Road helps create visual interest to the prominent corner façade.

The proposed development is of a similar scale and massing to the other buildings around the site. The scale varies along the site, to complement that of the existing and responding to the topography. The main façade that fronts Wakefield Road, starts at an equal height to the adjoining properties, and rises up along Firth Street, to create the focal corner where Sand Street meets Firth Street, following the natural grain of the site.

The overall scale of the façades is broken down into smaller components by the use of different materials and through a layering of the elevations to reflect the break-up of the current street scene on Firth Street.

Most of the views were unaffected by the scheme. It is felt that it demonstrated a positive contribution to the skyline with Huddersfield Town Centre as the backdrop, reflecting local building heights.

The proposed massing and distribution of the blocks was determined by the site's context, topography and orientation.



Fig 23: 3D image showing the massing relationship with neighbouring properties

Artist Impression



7. Accessibility and Inclusive Access

7.1 Access to the Site

The applicant recognises the requirements of the Disability Discrimination Act and the Council's own standards to ensure that all new developments are accessible by all sectors of the community, irrespective of any disability. The location of the premises is at the junction of two main roads and within close proximity of the Town Centre Road. This provides a wide choice of bus routes both in and out of the Centre as well as cross-routes. The site is also close to the Town's universities and other higher education establishments on the fringe of the Centre which adds considerably to its attraction for use as student accommodation. Such accommodation is expanding in most Cities throughout the Country and depends on being easily accessible by public transport, walking or cycling. As there is no dependency on the use of the private car and given the central location with easy access to a choice of public transport modes, there is no on-site car parking provision included in the proposal for students. The site is considered, therefore, to be wholly sustainable in respect of the proposed use with a wide range of social, recreational and shopping facilities within easy reach by a variety of means of transport.

Locating the shared areas by the single access point improves visibility of those entering and leaving the site.

Level access from drop off bay to the flats will be provided. Within the building a study bedrooms for disabled residents are located on the ground floor. The self-contained studio flats on the ground floor will have level external access.

The 'car free' nature of the development will be rigorously enforced through the management of the development. Given the proximity of the University campus and the Town Centre, this will be a workable solution, as there will be limited student demand for car travel for day-to-day activities

Refuse bins will be stored within a purpose designed enclosure and collected a number of times a week as necessary. Appropriate access and manoeuvring space is available for refuse collection and maintenance vehicles.



Artist Impression



8. Conclusion

The proposed building is designed to respond to its siting and context. Given the 'gateway' location, it demands a scheme which fulfils the potential and prominence of the site, given its close proximity to the Town Centre and the university. A building of lesser height would be contrary to the sites prominence.

The location of the site has generated a design response to provide a modern external aesthetic, whilst also incorporating appropriate materials. There is a range of architectural styles from Victorian, incorporating stone and slate, to contemporary buildings with large areas of glazing. More recently there are university buildings, some of which incorporate metal panel and rain screen cladding within and around Huddersfield Town Centre. The proposed external elevations, whilst modern in appearance and detail have been selected to be compatible with the local area.

Student Accommodation has a number of specific functional requirements that, together with the site constraints and character of the surrounding area, have informed the amount and quality of development proposed.



Artist Impression

