

Design and Access Statement

Planning Application No. TBC

1st July, 2016

Kingsgate Shopping Centre : Unit 1 - Cross Church Street Elevation Improvements and Conservation Area Consent

1. Introduction

Covell Matthews Architects Ltd, on behalf of WD Kingsgate Ltd, has prepared this Design and Access Statement in support of the application for alterations of the existing Cross Church Street shop front for the Kingsgate Centre Retail Unit 1.

The purpose of the statement is to describe in detail the concept and principles behind the alterations of this Retail Unit's Shop Front.

2. Description of the Proposals

- This proposal is to increase the amount of glazed shop front of the Unit 1 on Cross Church Street.
- External downtakings to accommodate the new shop front will provide new customer entrances to the unit directly from Cross Church Street, which will be set within the proposed shop fronts.
- New shop front infill to be installed is to match the design of the existing fenestration and intends to enhance the visual appeal of the retail street as well as to offer a better connection between the existing Kingsgate Centre and Cross Church Street.

3. Site Location

The development site incorporates the existing ground floor level facade of the Kingsgate Centre Unit 1.

4. Site description, use and design proposals

Kingsgate Shopping Centre opened in 2002. Unit 1 is very well located at the entrance to the centre, with a highly visible approach from Upper King Street. This is an ideal location for a high quality retailer. The proposed alterations of Unit 1 is necessary to meet the needs of the modern retail industry.

The design will retain the existing facade with new entrance door and glazed shop front infills to compliment and reflect the existing detail to that of the original shopfront and facade areas.

5. Access, Roads and Servicing

The proposals have no impact on the existing road network, on pedestrian movement or on Unit servicing, all of which remains as existing.

Within Unit 1, the main pedestrian access is, as before, off the mall. Secondary access is to be off Cross Church Street, through the new glazed shopfront entrance doors.

6. Services

All necessary utilities and services already exist to serve Unit 1 and the Cross Church Street building. These will continue to be used for the extended Unit.

7. Structure

The existing steel frame will accommodate additional structural loadings.

8. Safety

Safety of the centre is paramount in this development. Features of the centre including CCTV ensure pedestrian-friendly and well-lit routes within the site.

9. Compliance with NPPF (Businesses and Economic Development)

This development is subject to National Planning Policy Framework regarding businesses and economic development, which promotes the economic growth and development of existing town centres.

Kingsgate Centre is situated in the commercial and retail heart of Huddersfield. The aim is to improve comparison shopping facilities in the town centre. This will enhance consumer experience, increase the viability of the Centre and maintain the vitality of the area. The improved retail unit will provide investment and employment opportunities which will in turn offer economic benefits. As such, this proposal complies with the Policy Document.

The existing building structure can be efficiently altered, so that underutilised spaces and voids can be put to effective commercial use. The site makes full use of existing infrastructure and is in close proximity to public transport.

The proposed glazed shopfronts will animate the existing façade, and enhance the visual connection of the street and can be considered an ideal extension to the retail footprint of the Centre.

10. Compliance with NPPF (Conserving and Enhancing the Historic Environment)

The alterations to the existing shop front have a minimal visual impact on the overall building envelope. Therefore, the only impact on the Conservation Area will be the new shopfront and replacement of stone infill panels with glazed frontages. In practice, this will enliven and compliment the existing facade enhancing the connection of the building envelopes.