

# Heritage, Design and Access Statement

## Proposed Alterations and Rooftop Extension to form a Hotel Development at the Kingsgate Shopping Centre, Huddersfield



February 2018

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Covell Matthews Architects has been instructed by WD Huddersfield Ltd. (the Applicant) to provide architectural and planning advice with regard to the proposed change of use of existing Level 4 retail space (floor above mall level) to Class Hotel.

This Design and Access Statement has been prepared in support of the outline planning application which has been submitted to the Kirklees Council (KC) under the Town and Country Planning Act 1990.

#### Development Team

Developer: WD Kingsgate Ltd.

Executive Architect: Covell Matthews Architects

Quantity Surveyor: Richard Boothroyd and Associates

Structural Engineer: ARUP

Mechanical and Electrical Engineer: Blackwood Partnership

The site lies within the existing Huddersfield Town Centre Conservation Area it is situated almost entirely within the perimeter of the existing Kingsgate Shopping Centre.

It is currently the Sports Direct retail unit and the proposed redevelopment will essentially involve retaining and reusing the existing first floor slab and remodelling the massing profile of the building volume above.



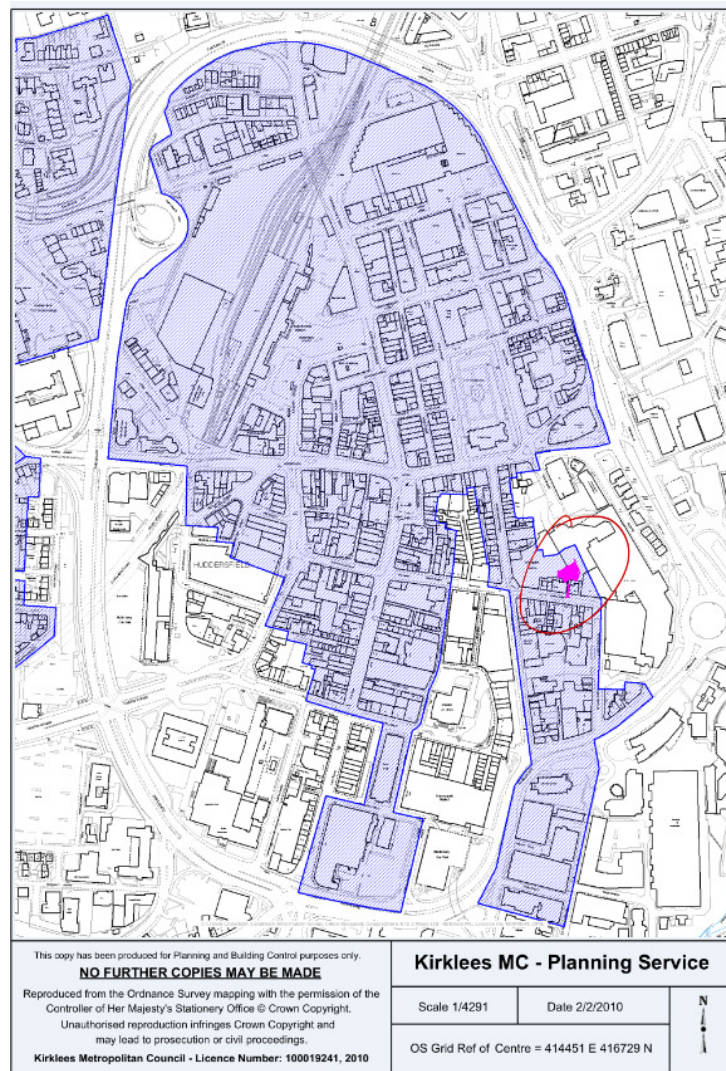
### Opportunities

- Opportunity to introduce a new hotel use to the town centre providing greater vitality and choice for the whole town.
- Create a new retail unit at existing mall level, with an active retail frontage.
- Opportunity to provide pedestrian linkage between the leisure complex and the existing Kingsgate Centre
- Increased wider Town Centre Permeability and Pedestrian Links
- Highly sustainable development by making best use of existing infrastructure of the Kingsgate Centre, including its car parking and servicing provision
- Opportunity to introduce some visual screening of some existing rooftop plant.

### Constraints

- The boundary of the existing shopping centre.
- Design to retain and work around the existing shopping centre car park plant located on the roof.
- Adjacent listed buildings.
- Distant views
- Servicing arrangements to be off existing service yard.

The proposed development is located within the Huddersfield Town Centre Conservation Area and almost entirely above the existing Kingsgate Shopping Centre, completed approximately 17 years ago.



The proposal involves a modification of the massing to the Level 4.

This involves mainly a reduction in the massing of the Centre to the rear of the Listed Buildings on King Street. However mostly behind the unlisted Wetherspoons pub.

Listed buildings between the proposed development site and King Street itself are:

49-51 King Street

53-57 King Street

61-63 King Street

These are all Grade 2 Listed Buildings and are separated from the Kingsgate Centre by a narrow lane.

The existing shopping centre elevation to the rear of these listed buildings is a blank wall.

The design and massing of the proposal seeks to break down this blank monotonous elevation and massing and introduces a more varied and modelled building form. This includes removal of a section

of elevation and roof to form the new hotel external courtyard onto which many of the hotel bedrooms over look.

Further elevation modelling and relief is provided by new bedroom windows in the existing south elevation.

A new lift shaft enclosure and lobby area is proposed at the end of the Queens Head Yard Lane. However this alteration is minimal.

In addition to this new main public entrance lift a new entrance canopy is proposed to provide a covered access for guests when they enter Queens Head Yard Lane. The design of this entrance canopy is yet to be finalised, but the concept is to adopt the concept of similar entrance canopies found in Huddersfield Town Centre and similar historical Yorkshire market town centre situations.

## 6.0

### The Proposed Development

#### The Concept

A sustainable change of use of a first floor retail unit (above mall level) to form a new hotel within the Kingsgate Shopping Centre which will compliment the existing town centre uses within the immediate area, improves the appearance of the townscape and provides additional vitality to the town centre. The aim is to achieve as close to possible to a 60 bedroom hotel.

#### Layout

The main bedroom accommodation is arranged in a layout responding to the various site constraints. These include the existing building perimeter walls, height, massing and existing plant serving the centre. The resulting in an efficient hotel form that alters the massing to form a new first floor courtyard.

#### Servicing

The hotel is to be serviced via an existing service lift that is to be retained. It provides direct service access to the existing Kingsgate Shopping Centre Service Yard.

#### Scale and Massing

The proposed hotel is mainly within the volume of the existing shopping centre. There is a minor increase in height to accommodate the necessary new bedroom floor to ceiling heights, but this is to be in the region of 1.0-1.2m. This is only over the bedroom zones and the courtyard will result in a considerable reduction in massing, and consequentially building modelling.

#### Visibility

The commercial success of the proposed hotel development is important to the success of the town centre. The hotel is also to have its own dedicated entrance. This is set back from King Street and in order to ensure the hotel entrance is recognised and easily legible it is proposed to introduce a new entrance canopy, and associated signage, fronting King Street.

### Pedestrian Access

The hotel is to be accessed by pedestrians from King Street.

A new lift is to be provided to enable level wheelchair access to the main hotel levels. Level Access is to be provided throughout the new hotel and the required number of DDA rooms are to be provided.

### Servicing

The service access point for the proposed hotel development will be from the existing service yard of Kingsgate. The existing service lift is to be retained and reused. This will also provide a second means of egress for wheelchair users in the unusual event of the main public lift being unavailable.

There will be no change to the entry/exit point of Kingsgate's servicing.

### Car Parking

It is intended for the hotel to utilise the existing facilities of Kingsgate Shopping Centre's car park. Overnight car parking will be available for hotel guests when the car park is normally empty. The development will be integrally linked to Kingsgate and thus to the existing car park, so it is intended for an electronic means of accessing the car park to be made available to hotel guests out of normal car park hours.

### Recycling

We envisage the existing Kingsgate Service Yard to accommodate recycling facilities to serve the proposed hotel. These will therefore all be shielded from public view.

### Public Transport Links

Being situated in the town centre the site is served extremely well by Public Transport.

- The railway station is a short walk away.
- Local bus services operate in very close proximity, with the *Freetownbus* service passing the front door of the proposed development site.

Whilst public car parking in the centre car park will still be available, locating a hotel development in a town centre location such as this, so well served by public transport is both sustainable and environmentally friendly.

The hotel shell will be designed to achieve any necessary acoustic criteria. The hotel will be designed to the constraints set by the existing car park plant and will be acoustically attenuated within the building as required. These ducts are located on the roof plan drawing.

There are no existing residential properties adjacent to the proposed hotel site.

The applicant is content for a planning condition regarding noise to be included as part of a forthcoming consent.

Given the nature of this proposed development it is not envisaged to be any ecology or bio-diversity issues associated with the proposal.

## 10.0

### Drainage and SUDS Strategy

Appropriate and adequate drainage system will be designed to serve the proposed development utilising the existing established drainage principals serving the centre.

## 11.0

### Conclusion

The site represents an excellent opportunity to develop a complementary hotel use to the existing Kingsgate Shopping Centre and will be an asset to the wider Huddersfield Town Centre. We therefore submit this application with confidence that it meets all relevant requirements and respectfully ask that you support this application.

END