

**Proposed Commercial Development at
Shops 49-51 King Street, Huddersfield**

**Planning, Design and Access Statement
Combine & Alter Existing Units with Extension of Ground Storey.
Change of Use (from A1 & A3 to A4).**

Rev B amended November 2018



Street View of King Street, Huddersfield

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1.0 Introduction

This Design and Access Statement has been prepared by Covell Matthews Architects Ltd on behalf of WD Kingsgate Ltd in support of the application for the formation of an A4 Use Class at 49-51 King Street, Huddersfield. This application proposes to combine and alter the existing units, and to extend the Ground Storey to the rear with roof terrace. Change of use from A1 Shops / A3 Restaurants and Cafés to A4 Drinking establishments.

This Planning, Design and Access Statement has been prepared to support the related Application for Full Planning Permission and Listed Building Consent.

2.0 Site Photographs



Existing Shop 49 King Street, Huddersfield



Existing Shop 51 King Street, Huddersfield



Rear View of existing Shops 49-51 King Street, Huddersfield

3.0 Amount of development

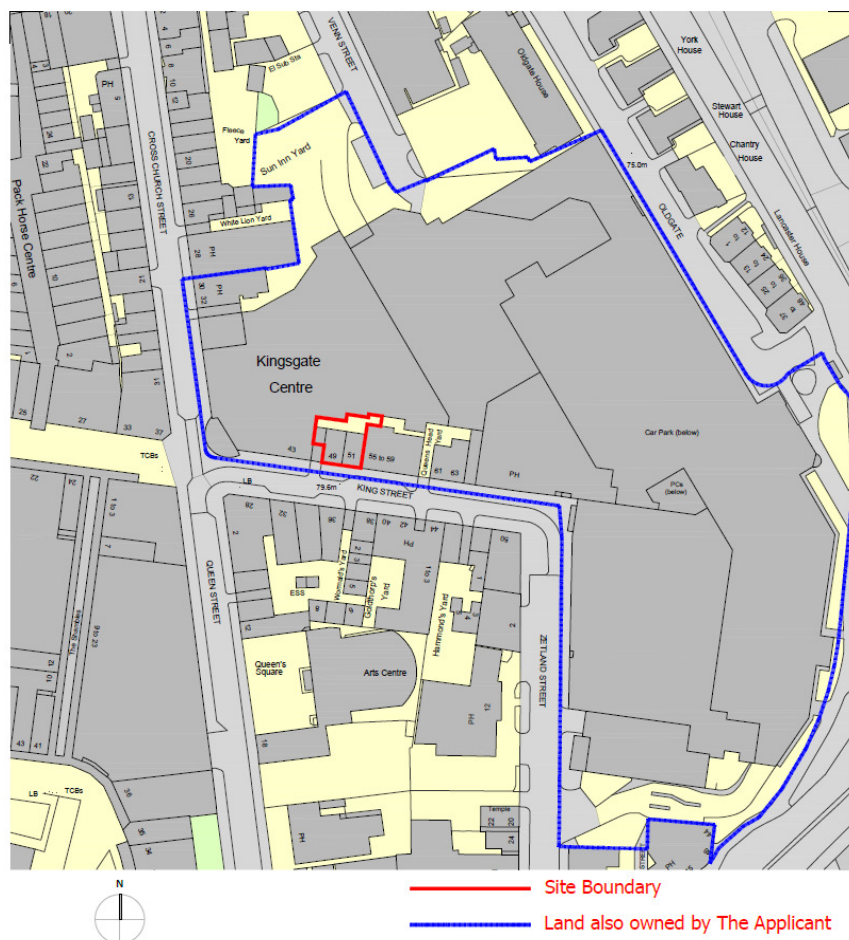
The proposal includes combining and altering the existing Ground Storeys with an extension to the rear of the property. The Ground Storey extension adds **25m² (269ft²)** to the internal floor area, and new Roof Terrace adding **29m² (312ft²)** while the overall internal floor area increases to **132m² (1420ft²)**. The combined and altered First Storeys have an internal floor area of 102m² (1097ft²). The combined and altered Second Storeys have an internal floor area of 102m² (1097ft²).

The total combined internal floor area of Ground, First & Second Storeys is **336m² (3616ft²)**.
The gross external floor area of the Ground Storey extension is **31m² (333ft²)**.
The gross external floor area of the extended Ground Storey is **145m² (1560ft²)**.

This size of the proposed unit is the minimum to make the venture viable.

4.0 Layout

The proposed site occupies two existing Shops at 49-51 King Street, immediately south of the Kingsgate Shopping Centre. Public access is via the entrance on Kings Street while public parking is available through the existing outlet centre car park. Deliveries are to be made via the existing Fire Escape alley, immediately to the west of the proposed site. **Waste Recycling is to be made directly via the Kingsgate Shopping Centre's recycling facilities which are accessible from Queens Head yard.**



Proposed Site Plan

5.0 Scale

The existing Shops at 49-51 King Street are part of an existing three-storey, Grade II listed building. The extension to the rear of the proposed combined Ground Floor is single-storey and occupies an area of the existing Service Yard to the rear of the property between the Kingsgate Shopping Centre and King Street. The extension does not impede on the adjacent building escape routes, Viewed from Kings Street, the proposed extension is not visible to the public as it sits to the back of the existing fire escape alley, hidden from the street by two timber gates.

6.0 Landscaping

No new landscaping is proposed. The existing hard landscaping will be retained on King Street.

7.0 Appearance

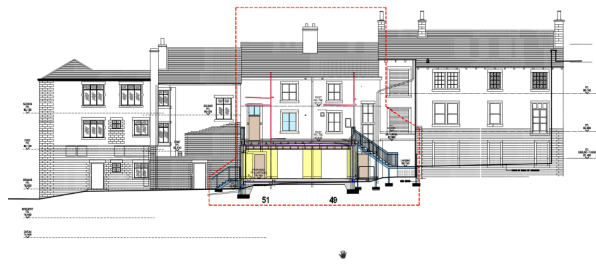
The proposed shop extension has been designed to match materials with the existing adjacent Shopping Centre walling. External shopfront & walls comprise: New glazed timber shopfront & entrance door with masonry plinth. Rear extension masonry cavity walls are to be rendered with single ply roof membrane on insulated flat roof & timber joists above.

Materials and colours are to match with adjacent existing buildings.

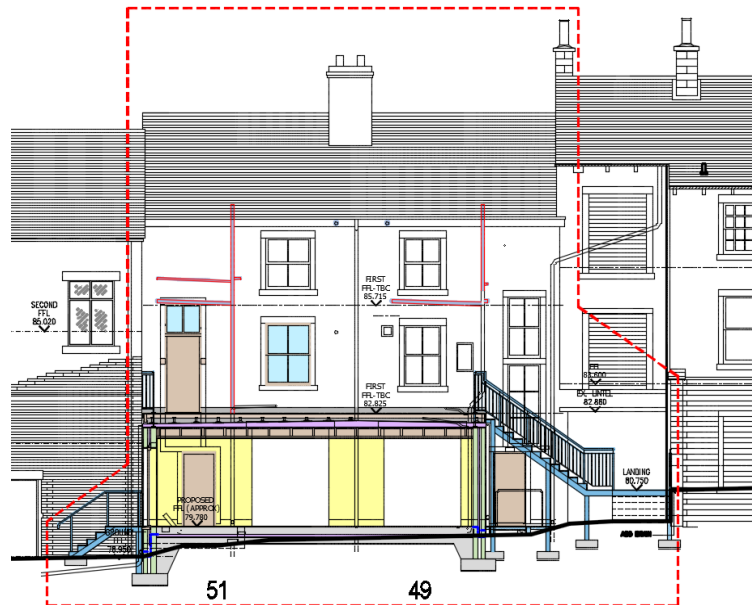


Street Elevation of Proposed A4 Units at 49-51 King Street, Huddersfield





Rear Elevation of Proposed A4 Units at 49-51 King Street, Huddersfield



8.0 Accessibility

The proposed development maintains access from King Street. The reconfigured shopfront proposes to relocate the entrance door at No. 51 to restore symmetry to the building facade. Access from the combined 49-51 unit to the extension is via new internal openings with new rear exit door at no. 51 side providing an access link to the external Queens Head Yard. The existing public domain is barrier free, as a combined unit this would remain unchanged. The entrance access to no. 51 side has been relocated to the right hand side to reinstate the historical appearance to that of the original townhouse frontage.

9.0 Conclusion

The proposed A4 development contributes positively to the mix of facilities available in the area, complementing the predominantly A1 uses within the centre and wider area.

The building facade proposals have been altered in such a way to respect and maintain the original design appearance and character to the original townhouse building.

The new extension to the rear has been reduced in width to respect the original stair feature window & surround detailing including escape door at ground level.

The proposed roof terrace access door has been respectfully incorporated in the high level infill

boarded stair window surround of no. 51 to help restore the visual symmetry and integrity of the retained & redecorated sash and case window styles with replacement sash & case window being re-instated where this was previously lost through previous developments to help match the original character of the of the rear facade back into the new development proposals.

The formations of the internal openings are proposed between the buildings to allow movement across the buildings, the size and numbers of openings on the upper levels have been reduced.

The proposed development complies with local and national planning policy. We therefore submit this application with confidence that it meets all relevant requirements and respectfully ask that you support this application.