

(05D04)

**Huddersfield Central Ltd.
Change of Use to Self Catering Cottage
Beastmarket, Huddersfield**

DESIGN AND ACCESS STATEMENT

DESIGN

General Principles

The Huddersfield Central Lodge is a family run Guest House with a four-diamond rating. The guesthouse has a very good occupancy rate and often has to turn customers away.

The proposal for a self-catering cottage will provide additional accommodation with a flexibility to allow it to be used for couples, families or groups.

New build was compared to refurbishment of an existing building. New build on this site would have to be within the curtilage of a listed building where as refurbishment of this building would improve the area and bring an unused building back into use.

Initial consultations were conducted with Stan Driver regarding the whole complex when these proposals were at ideas stage, no detail was discussed.

1 Amount

One additional letting unit for the guesthouse is seen as a minor development and not too intensive for the site. It is an economic use of an empty building being brought back into use.

2. Layout

The cottage will be managed by the Huddersfield Central Lodge as part of its Hotel complex.

In the locality there is The Huddersfield Hotel and The George offering hotel accommodation as well as pubs offering Bed & Breakfast.

The hotel complex is accessed by a single point of access with secure gated parking and CCTV coverage.

There are no changes in level proposed.

3. Scale

The proposals are within an existing unused building and would be open plan internally to allow flexibility in use.

4. **Landscaping**

The existing car park has paved hard landscaping with architectural features, which are lit to provide character at night.

The whole complex has award winning soft landscaping and planters, which will be continued in this proposal with planters to the Terrace

5. **Appearance**

The building is within the conservation area but only visible from within the hotel complex. The building will retain its mix of stone and blue slate roof and render & stone external walls.

The dormer design takes its influences from two dormers on listed buildings within sight of the proposal.

ACCESS

1 **Access to the site**

The hotel is in Huddersfield centre just within the ring road. The hotel is within walking distance of the train and bus stations and directions from both are provided in brochures and on the website.

2 **Access within the site**

Entrance to the hotel is via a private road with a pedestrian route and ramp to the entrance doors. There is a dedicated dropping off point prior to entering award winning secure gated parking.

3 **Access with the buildings**

The proposed accommodation is at first floor level and would be accessed by ambulant disabled stairs.

Full wheel chair access and facilities are available within the main guesthouse.