

# Design and Access Statement And Heritage Impact Assessment

Proposed redevelopment of existing retail space to create a new Cinema and Leisure uses within Kingsgate Shopping Centre, Huddersfield.



October 2018

## **Contents**

- 1.0 Introduction**
- 2.0 Site Photographs**
- 3.0 Amount of Development**
- 4.0 Layout**
- 5.0 Appearance**
- 6.0 Crime and Terror Mitigation Measures**
- 7.0 Highways Statement, Servicing and Accessibility**
- 8.0 Heritage Impact Assessment**
  
- 9.0 Conclusion**

### **Appendix 1**

**Health Impact Assessment**

### **Appendix 2**

**Air Quality Impact Assessment**

### **Appendix 3**

**Noise (and Odour) Impact Assessment**

## 1.0 Introduction

Covell Matthews Architects has been instructed by WD Huddersfield Ltd. (the Applicant) to provide architectural and planning advice with regard to the proposed reconfiguration and partial change of use of existing retail space within the Kingsgate Centre and the redevelopment into a new Cinema and Leisure Development.

This Design and Access Statement has been prepared in support of the 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

Highways Engineer: ARUP

### The Concept

The project involves the alteration change of use and extension of the existing department store within the Kingsgate Shopping Centre to form a reduced retail unit at mall level (Level 3), a new cinema and a variety of new A1, A2, A3, A4 uses. Some of these units will open onto Zetland Street.

The proposed development and new uses will be complimentary to the existing uses within the Kingsgate Centre and the town centre environs, improve the appearance of the townscape and provides additional vitality to the town centre.

### Use

There is significant interest from operators for this cinema facility which in so many ways meet the criteria of enlivening the town centre offer. Restaurant use from High Street names cannot find appropriate scaled units in the vicinity and their situation on the street level, a floor below the cinema entrance, is entirely complimentary to the cinema use and extends the vitality of the Kingsgate Centre beyond normal shopping hours allowing beneficial and sustainable use of the car parking already on site. The portion of retail use to be retained is established.

2.0 Existing Site Photographs



Photo 1 – Distant view down Zetland Street



Photo 2 – Blank frontage to Zetland Street



*Photo 3 – Zetland Street, as existing*



*Photo 4 – View down King Street, towards the site*



Photo 5 – Roof, as existing



Photo 6 – Existing Shopping Mall Atrium

### **3.0 Amount of Development**

No additional floor area is proposed. The project involves the change of use from Retail to Leisure uses, and there are no planning restrictions that would prevent the change of use from A1 to A3/A4/A5 under the original permission (Ref: 96/62/92049/W1).

The proposed cinema use involves the change of use of the existing Level 3 and Level 4 A1/A2/A3 use to D2. In addition to the existing use we are proposing the additional floor area of 650 sqm for circulation, public WC's and ancillary storage.

### **4.0 Layout**

The proposed development will take place within part of the space currently occupied by House of Fraser, a large retail unit within the shopping centre. The majority of the mall level (Level 3) floor area will remain as retail use. The cinema will be located at first floor level and the A1 / A2 / A3/ A4 / D2 uses will be located at street Level 1. Reconfiguration of the retail area will form the basis of a separate planning application if required.

The importance of the existing Kingsgate Centre entrance on the junction of King Street and Cross Church Street as the principal entrance to the shopping centre remains. However, it is envisaged for the existing Zetland Street entrance to become a significantly more popular entrance than at present and especially during the evening when it will be popular for use by cinema goers as well as diners, and evening shoppers.

#### The Cinema Roof Top Extension

The proposed new cinema complex is located at the existing Level 4. Due to the cinema use spatial requirements it is necessary to increase the height of the roof to accommodate this. This results in an increase in height above the cinema auditoria of approximately 4.25m.

### **5.0 Appearance**

With the exception of the proposed public realm works, and the vertical extension to form the cinema auditoria, the proposals are entirely within the footprint of the existing shopping centre. It is therefore proposed to work with the style and character of the existing architecture. However, the existing façade presently presents an impermeable solid masonry façade to the street. The nature of the proposed new uses at Zetland Street level allow for the opening up of the existing façade to Zetland Street, allowing the Kingsgate Centre to interact with the street and external public domain in a much more positive way.

It is proposed to remove large areas of the bland Zetland Street solid stone frontage and replace these with large areas of shopfronts and glazing. Architectural detailing will be sympathetic to the existing architectural treatment. The existing materials of the centre are render, cladding, curtain walling and reconstituted stone. The proposed external materials and architectural style of the proposals have been carefully considered to complement the existing Kingsgate Centre itself. A palette including stone, structural glazing, high quality various metal cladding systems and render have been selected.



*Proposed enlivened Zetland Street facade*

By its nature the cinema requires a higher floor to ceiling than the existing can achieve. The new massing will however be set back from the existing parapet line, and the new cladding will sit behind an existing rendered façade, so a layered rooftop profile will be achieved. The cladding will be light grey minimising its visual impact.

The necessary rooftop plant will be hidden from view with plant screening.

However, as a result of careful internal planning the majority of the necessary increase in height is located well inside the established building perimeter, so the proposed massing will step down to the line of the building footprint. The external lower zones will be enclosed with 2m high walls and accommodate some plant and fire escape zones. Additional cinema plant is located on the roof, deep in the plan.

It is proposed for this rooftop extension to be formed in cladding with a gloss finish to have a degree of reflectivity, reducing the visual impact the increase in height may have.

## **6.0 Crime and Terror Mitigation Measures**

In September 2018 National Counter Terrorism Policing were consulted about the proposals. As a result of this meeting a variety of anti-terrorism measures have been incorporated into the design and further consultations with NCTP are planned to take place during the Technical Design Stage of the project.

## 7.0 Highways Statement, Servicing and Accessibility

### Introduction

The proposals are designed to utilise the existing highway system surrounding the Kingsgate Centre without alteration and the existing car parking system of Kingsgate. Given that the majority of occupation of the development as a cinema, and night-time leisure destination is at a time when the existing car parking of Kingsgate is unused, there is a clear opportunity to maximise the use of the existing infrastructure. By not constructing new infrastructure the development is greener in terms of the huge saving in infrastructure costs and imbedded CO<sub>2</sub> that would normally be associated with a development of this nature and less stress and impact is placed upon the town centre and the built environment.

### Car Parking

As previously stated the intention is to utilise the existing facilities of Kingsgate's car park. Whilst the cinema /restaurant facility will be open throughout the day the vast majority of use by non-shoppers will be during the evening; when the car park is empty. During day time hours we expect the restaurants to be trading based on existing shoppers, providing a facility that does not currently exist in the town. We are not expecting increased customers to the centre during day time hours due to the provision of these restaurants. The cinema trade during the day is expected to be primarily for nearby residents of the town and students who will not require the provision of car parking facilities. The development will be integrally linked to Kingsgate and thus to the existing car park.

### Servicing, Recycling and Refuse

The service access point for this development will be from the existing service yard of Kingsgate. There will be no change to the entry/exit point of Kingsgate's servicing.

### 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 Kingsgate Shopping Centre.
- The site is located close to the existing taxi rank spaces on Zetland Street.

Whilst public car parking in the centre car park will still be available, locating a leisure development of this type in a town centre location so well served by public transport is regarded as both sustainable and environmentally friendly. The town centre will benefit considerably from the reduction of people relying on the car to experience the leisure activities provided by this development.

**8.0 Heritage Impact Assessment**

Impact on Huddersfield Town Centre Conservation Area

The proposed development is located wholly within the curtilage of an existing shopping centre completed in 2001.

The proposed development is located out with the Huddersfield Town Centre Conservation Area. However, we have assessed the visual impact of the proposed roof extension on the approach to, and from within the town centre conservation area.

Approaching the town centre from the east, the existing view from Wakefield Road has been analysed. The conclusion is that the proposed extension will not be visible at all from this approach and so its visual impact will be negligible.



*View down Wakefield Road towards the proposed development*

An important streetscape view within the town centre is also the view down King Street. This has also been analysed and the increase in roof height associated with the new cinema auditoria will be visible from King Street.

The required height of the proposed auditoria is set by technical functional requirements. However, these will be set back from the line of the Zetland Street facade and the auditoria parapet cope will only be approximately 1 metre above the existing mall atrium roof. The visual impact of this on the distant view down King Street can therefore be regarded as minimal.



*View down King Street towards the proposed development*

### Impact on Listed Buildings

The existing Kingsgate Centre is not listed, however being located within the town centre there are listed buildings in the vicinity of the proposed development. The nearest of these is 50 King Street, presently trading as Turtle Bay. This building is a Cat II Listed Building dating from Mid or late C19. There will be no detrimental impact on the character of this building, indeed the improved relationship between the Kingsgate Centre and Zetland Street arising from opening up the blank frontage will improve the character of Zetland Street and therefore positively enhance the setting of this listed building.

## **9.0 Conclusion**

The project represents an excellent opportunity to redevelop a complementary Leisure, Retail, Cinema and Restaurant Extension to the existing Kingsgate Shopping Centre.

We consider the development does achieve urban regeneration, has respect for the setting, is highly sustainable introduces a diversity of uses, provides enhanced consumer choice and benefits the local environment with respectful regeneration which enhances permeability within the town centre.

Positive pre-application meetings have been held regarding these revised proposals with Kirklees Borough Council. We therefore submit this application with confidence that it meets all relevant requirements and respectfully ask that you support this application.

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