

# Heritage, Design and Access Statement

## STORE 4 Proposed Change of Use and alterations at the Kingsgate Shopping Centre, Huddersfield



November 2018

## Contents

- 1.0 Introduction
- 2.0 Site Photographs
- 3.0 Amount of Development
- 4.0 Heritage Considerations
- 5.0 Layout
- 6.0 Accessibility
- 7.0 Ecology
- 8.0 Conclusion

## 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 change of use of existing Level 4 retail space (floor above mall level) to Class D2 Leisure.

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 ownership demise of the existing Kingsgate Shopping Centre.



3.0

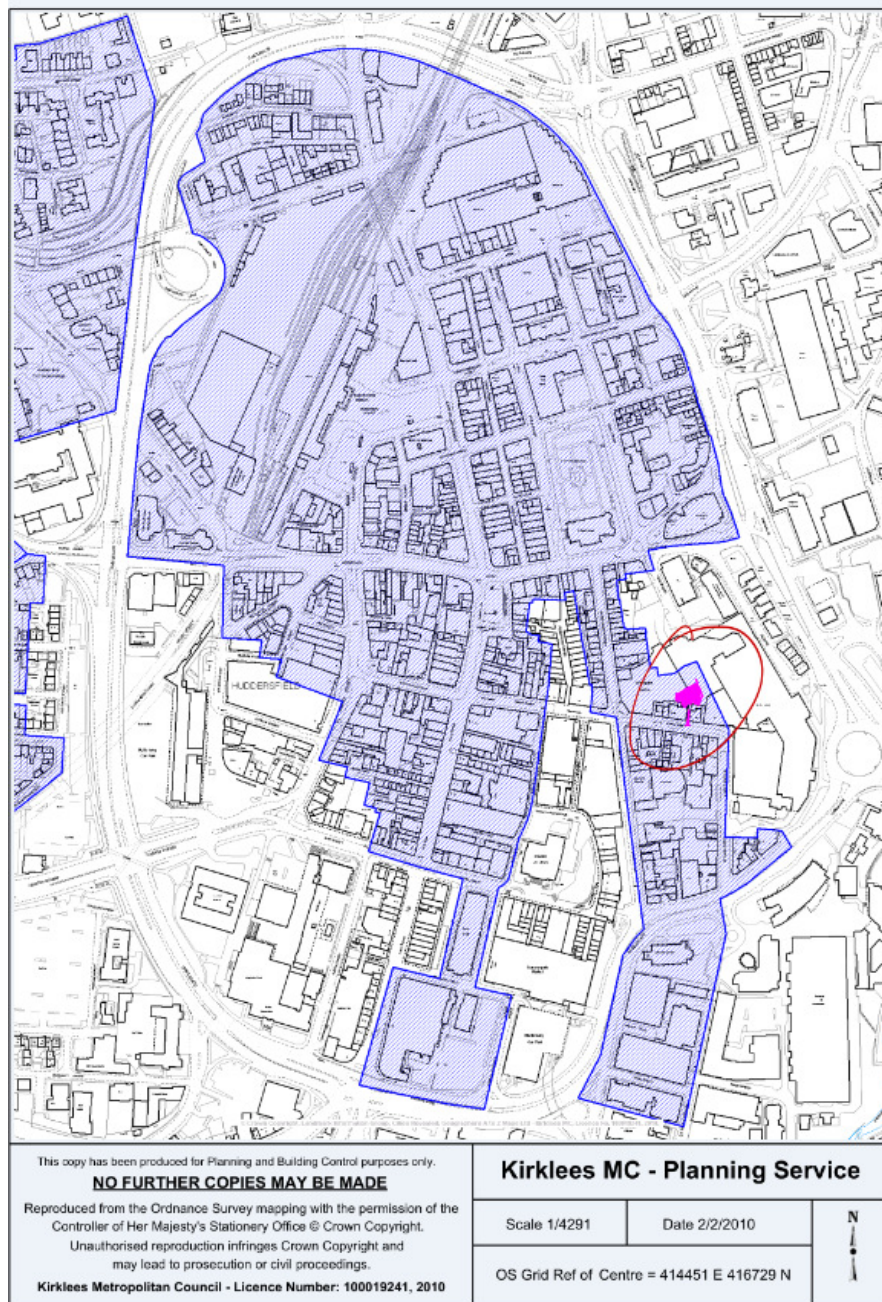
Amount of Development

It is currently the Sports Direct retail unit and the proposed redevelopment will essentially involve retaining and reusing the existing first floor slab and forming a modest extension to accommodate a new entrance canopy, entrance lobby and a public lift.

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Heritage Considerations

The proposed change of use and extension 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 minor extension to form a new entrance canopy, an entrance lobby and lift enclosure.

Listed buildings in close proximity to the proposed development are:

- 53-57 King Street
- 61-63 King Street

These are both Grade 2 Listed Buildings and are separated from the Kingsgate Centre by a narrow service lane. The existing shopping centre elevation to the rear of these listed buildings is a blank wall.

The design and massing of the proposal will result in the massiveness of this blank wall to be broken down with a step in level introduced. The 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, it is proposed to remove the existing gates, refurbish Queens Head Yard Lane and install a new entrance canopy to provide a covered access for the public as they enter the facility. The canopy will also increase awareness of the leisure unit to passers by on King Street. The design of this entrance canopy is to adopt the concept of similar entrance canopies found in Huddersfield Town Centre and similar historical Yorkshire market town centre situations.



Use

A sustainable change of use of a first floor retail unit (above mall level) to form a new leisure use within the Kingsgate Shopping Centre which will compliment the existing town centre uses within the immediate area. The majority of uses on King Street are Leisure, so the proposed new Leisure unit will be appropriate and compliment this situation.

The mall level entrance to Unit 4 will remain retail use and be converted into a single retail unit.

Servicing

The unit 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. 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.

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.

Visibility and Pedestrian Access

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

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

Car Parking

It is intended for the leisure unit to utilise the existing town centre car park facilities, including those of the public car park of Kingsgate Shopping Centre's car park.

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.

Locating a hotel development in a town centre location such as this, so well served by public transport is both sustainable and environmentally friendly.

7.0

## Ecology

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

8.0

## Conclusion

The site represents an excellent opportunity to develop a complementary leisure 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