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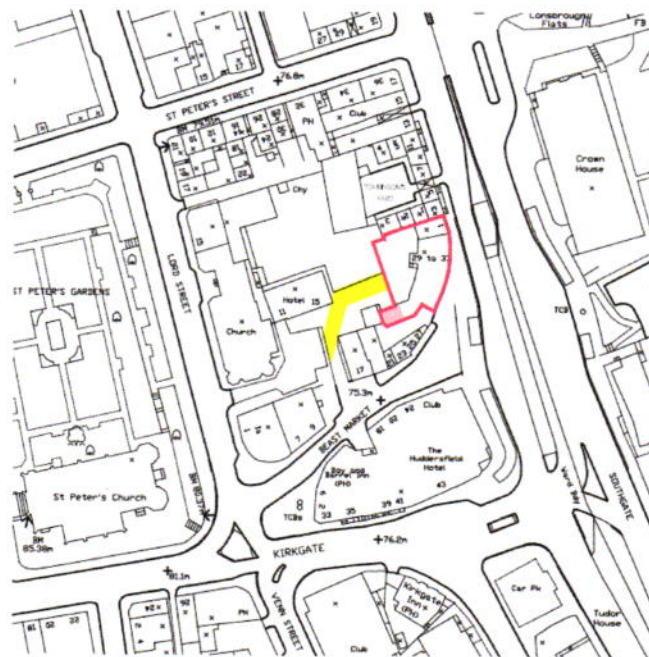
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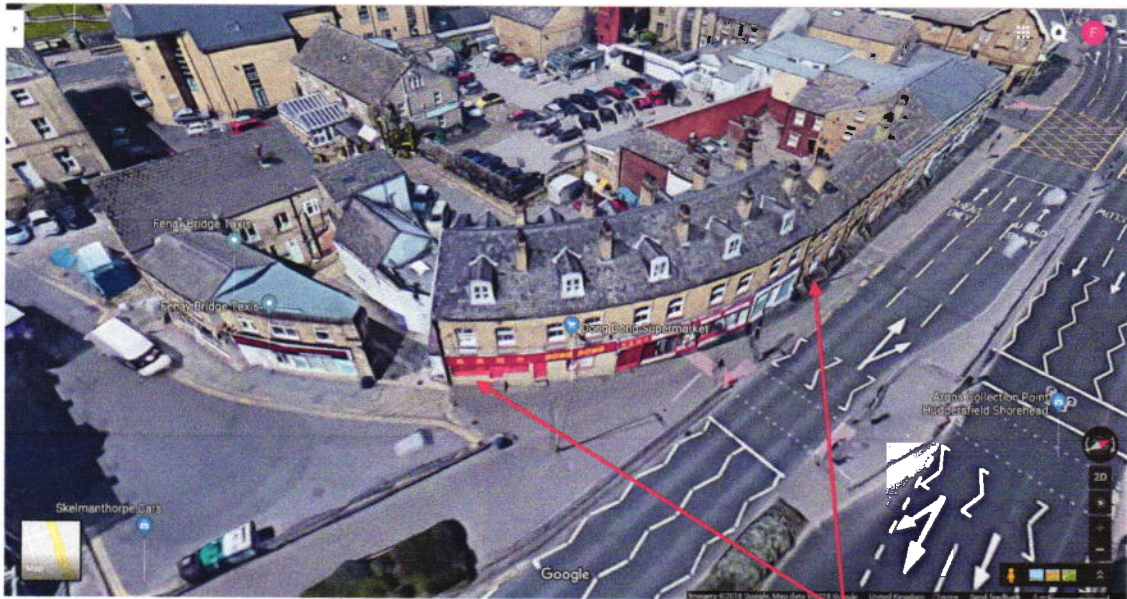
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STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR CHANGE OF USE OF HOTEL TO STUDENT ACCOMMODATION

AT

31 – 37 BEAST MARKET and 1 SOUTHGATE
HUDDERSFIELD





Aerial View to building frontage

31 – 37 Beast Market
and 1 Southgate



Aerial View to rear of building

31- 37 Beast Market
and 1 Southgate

INTRODUCTION

The property known as The Mews, comprises four storeys, the ground floor being occupied by Dong Dong Chinese supermarket with basement storage, the first and second floor (roof space) forming hotel suites, stands on the corner of Beast Market and Southgate forming a continuous terrace, built late 19th / early 20th century and would originally have formed 5no terrace houses

The properties are not listed, however the adjoining terrace forming nos 3 – 11 Southgate is Grade II listed as is the remaining hotel building 11 – 15 Beast Market

The property has been in use as part of the Huddersfield Central Lodge Hotel since 1999, with this part having recently been sold. The new owners seek to convert the rooms to individual studio flats for student accommodation. Each studio having en-suite bathroom facilities and kitchenette

The ground floor will remain as Dong Dong Chinese supermarket

The Huddersfield Central Lodge Hotel will continue to operate from the remaining premises known as The Lodge

DESIGN

There will be no external alterations and minimal internal disturbance to the existing layout

The studio accommodation will be finished to a modern standard and will provide good living conditions for student occupants

ACCESS and PARKING

The property lies on the edge of Huddersfield Town Centre, the university is a 5 minute walk away, as is the railway station.

Pedestrian access to the flats will be from Beast Market with a right of way over the current hotel courtyard. There will also be vehicular access with a limited number of parking spaces available

Due to the limited space available and the close proximity of the development to the university it is not intended to offer car parking to the residents, other than in exceptional circumstances where a registered disabled person may be resident. The use of the car park by residents will be restricted to loading and unloading only. Long term parking will be available to staff and trades people visiting the accommodation