



Kirklees Council
Development Management
Via e-mail

30th April 2019

Our Ref; SP7319

FAO Chris Carroll

Dear Sirs,

Application 2018/94181 – Proposed alterations to convert hotel (C1) to 12 student studios at 31-37 Beast Market and 1 Southgate, Huddersfield HD1 1QF

We write on behalf of the applicant in respect of the above and following our meeting with you on the 13th March 2019 to discuss the application.

Please find attached commissioned reports in respect of Noise and Air Quality. Both raise no issues.

Turning to your initial concerns about the size of a few of the proposed units, we took you through comparisons with recent student accommodation approved by the Council within Huddersfield town centre. We acknowledged that room 2 at 16.10 sq m was on the small side and below the 18 sq m that had been approved for some of the rooms approved in the former Co-op building on New Street. It was agreed that we would look at some reconfiguration to see if we could improve the size of room 2. In doing so we made it clear that student accommodation should not be assessed against the nationally described space standards for residential accommodation as it is not residential in the true sense of the word with occupants not occupying it as their main residence.

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The configuration of the building with the location of stairs and plant rooms make it difficult to reconfigure. That said, we have been able to make changes that increase the size of room 2 to 18.90 sq m. This would be comparable with the smallest rooms approved in the Co-op scheme.

Room 4 would be 19.67 sq m, room 5 21.48 sq m and room 1 23.56 sq m with the remaining units all being over 30 sq m, significantly above the floorspace of student accommodation approved in the town centre.

At only 12 units, this is a small scheme when viewed against other student accommodation in the town centre. As such it is on the margins in terms of viability so losing units is not an option for the applicant.

Given the above, we consider the spread of accommodation to be acceptable and trust it can now be supported. Please get back to us should you have any queries.

Yours faithfully,

David Storrie

David Storrie Dip TP, MRTPI

Chartered Town Planner

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