

Ramsden House, Huddersfield

Planning and Heritage Statement

Ramsden House, Huddersfield
Planning and Heritage Statement
September 2019

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Contents	Page
1. Introduction	1
2. Site context and proposed development	3
The site and surroundings	3
Planning History	3
3. Proposed development	5
Design	5
Key changes	6
4. Statement of Community Involvement	7
Policy Context	7
Consultation Overview	7
5. Planning Policy Context	10
National Planning Policy Framework	10
Local Planning Policy	11
6. Heritage Assessment	14
Relevant Legislation and National Planning Policy	14
Local Planning Policy	14
Effect of the proposed works	16
7. Planning Assessment	17
Principle of development	17
Summary	25
8. Other material considerations	26
Layout and design	26
Highways and parking	26
Noise	26
Ventilation	27
Environmental strategy	27
Air quality	27
Utilities	28
Flood risk	28
Waste management	29
9. Conclusions	31

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Appendices

Appendix 1

Site location plan

Appendix 2

Correspondence from Walker Singleton on marketing of Ramsden House

Appendix 3

Huddersfield student supply and demand report Q3 2019

1. Introduction

- 1.1. WSP | Indigo Planning has prepared this Planning Statement on behalf Threadneedle Pensions Limited (the Applicant) in support of an application for student accommodation and supporting ground floor uses at Ramsden House, New Street, Huddersfield, HD1 2TW. A site location plan is provided at **Appendix 1**.
- 1.2. Full planning permission is sought for the following:

“Change of use from offices (Class B1 Use) to 45 no. studio apartments for students (Class C3 Use) and the change of use of the ground and first floor units, to a gym (Class D2), flexible A1/A3/A5 use and ancillary student facilities along with associated external alterations and installation of roof top plant.”
- 1.3. The proposal comprises the conversion of five floors of under-occupied B1a office accommodation (1,575sqm), into 45 self-contained studio apartments for letting to students. The existing ground and first floor retail units will be converted to a gym, amenity space for the student accommodation, flexible A1/A3/A5 space. A series of external alterations and improvements are also proposed.
- 1.4. The application comprises a revised scheme to application ref: 2014/62/93905/W approved in May 2015 which proposed the change of use of the upper floors of Ramsden House from offices to studio apartments for students. Following approval of the scheme, the applicant sought professional agency and valuation advice on the viability of taking forward the original scheme.
- 1.5. The advice received, suggested that due to changes in the student accommodation market, in order to make the accommodation attractive to students, including an element of ancillary communal and gym facility within the scheme should be explored. The application therefore decided to consider further enhancements to supplement the offering of the student accommodation scheme.
- 1.6. This application therefore proposes a revised scheme to that which expired in May 2018 and now encompasses three ground and first floor commercial units within the scheme.
- 1.7. The proposal will provide much-needed student accommodation close to the expanding University, and adjacent to the bus station and local shops and facilities. It will bring largely vacant and under-used, centrally-located floorspace into beneficial use and will improve the appearance of a prominent building whilst increasing footfall, diversifying existing town centre uses and promote active frontages along New Street. As a result, the economic performance and vitality of the town centre will be improved.
- 1.8. This application takes into account advice received at a pre-application meeting on 25 June 2018, which included input from Kirklees departments including Policy, Highways and Conservation.
- 1.9. The purpose of this statement is to demonstrate that the proposed development complies with the relevant policies of the statutory Development Plan and national planning policy, having regard to other material planning considerations.
- 1.10. The Planning Statement is to be read alongside supporting documents, as follows:
 - Design and Access Statement (prepared by Box Architects);
 - Huddersfield student supply and demand report Q3 2019 (Prepared by CBRE);

- Transport Statement (prepared by Box Architects);
- Framework Travel Plan (Ref: VN91377);
- Noise Impact Assessment (Ref: 1 016102-RPT-AS-001);
- Ventilation Statement (Ref: 1016102-RPT-7);
- Environmental Strategy (Ref: 1016102-RPT-9);
- Air Quality Assessment (Ref: 1016102-RPT-AQ-001);
- Utility Statement (Ref: 1016102-RPT-8);
- Stage C M&E Report (Ref: 1008413-RPT-00006);
- Flood Risk Assessment (Ref: 3558); and
- Completed Kirklees Health and Wellbeing Impact Assessment Tool.

- 1.11. The Statement provides an overview of the existing site and surrounding area and a description of the proposed development. In accordance with section 38 (6) of the Planning and Compulsory Purchase Act (2004), this Statement considers the proposal against the relevant national and local policies and any other material considerations pertinent to the assessment of the development. It concludes that the proposal represents sustainable development and accords with the relevant policies and should therefore be supported by the Council.
- 1.12. In accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, we set out the impact of the scheme on heritage assets, to enable the decision-maker to have special regard to the desirability of preserving the setting of those assets.

2. Site context and proposed development

The site and surroundings

- 2.1. The application site is situated centrally within Huddersfield town centre, bounded by Ramsden Street to the north, Corporation Street to the east and New Street to the west.
- 2.2. Ramsden House is an eight-storey building comprised of retail and office accommodation. The site includes three no. retail units (Use Class A1) at ground and first floor currently occupied by Poundland, Shoezone and HW Solicitors. The second to sixth floors are office B1(a) accommodation (1,575sqm). The application sites encompasses a basement storey that serves both the retail and office accommodation with shared parking and servicing facilities.
- 2.3. The building is in a highly accessible location near shops and town centre services as well as the university campus. Close to the town's bus station (around a two minutes' walk) and the rail station (around a five minutes' walk), the site benefits from good public transport links to Leeds, Bradford, Dewsbury, Wakefield, Manchester, Sheffield and Barnsley.
- 2.4. Uses along New Street are predominantly retail, including national multiple retailers such as Primark, Wilkinsons and Poundland and independent businesses such as Ramshaw Butchers. Other typical town centre uses are also present including banks, post office, opticians and restaurants. New Street is pedestrianised and is well-used by shoppers despite some vacant units. The Piazza Shopping Centre is approximately 160m to the east of the application site.
- 2.5. Ramsden House is adjacent to the Huddersfield Town Centre Conservation Area. While the building itself is not listed, a number of listed buildings are located near the site. In Section 6, the heritage assets and their relationship to the development site are described and the impact of the proposal is evaluated.

Planning History

- 2.6. A planning history search for the site has been undertaken using the Council's website.
- 2.7. The proposal constitutes a revised scheme to that which was approved on 10 May 2015 for the change of use of Ramsden House from offices to 45 studio apartments for students (Ref: 2014/62/93905/W).
- 2.8. Prior approval was granted on 30 October 2013 for the change of use of floors two to six of Ramsden House, from B1 office to C3 residential comprising 10 apartments and 10 studio flats (Ref 2013/92857) under permitted development rights (Class J, Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995). Officers accepted the case that:
 - The proposal does not generate any material impacts with regard to highways and traffic. Ramsden House is in a highly accessible location, well-served by public transport, essential services and facilities, supporting the sustainable objectives of the NPPF to reduce the need to travel.
 - Due to the sustainable central urban location, there would be no requirement for parking provision for each studio, and in any event new purpose-built student housing should be designed and located so as to discourage car use and ownership.
 - There is no risk of contaminated land or flooding.
- 2.9. Table 1 (below) provides a summary of the relevant planning applications associated with

the site. The previous consents granted for the conversion into student accommodation is a material consideration.

Application reference	Address	Description	Decision (date)
2013/92857	Ramsden House	Prior approval - Conversion of 1,575sqm of office accommodation (B1a use) to 10 apartments and 10 studio flats (C3 use) at 2nd to 6th floor levels	30 October 2013 (granted)
2014/93905	Ramsden House	Conversion of the 2nd to 6th floors to 45 studio apartments for students	11 November 2015 (granted)

3. Proposed development

- 3.1. The application seeks planning permission for the following:

“Change of use from offices (Class B1 Use) to 45 no. studio apartments for students (Class C3 Use) and the change of use of the ground and first floor units, to a gym (Class D2), flexible A1/A3/A5 use and ancillary student facilities along with associated external alterations and installation of roof top plant”.
- 3.2. The application comprises a revised scheme to that approved under (Ref: 2014/62/93905/W). Following approval of the scheme, the applicant sought professional agency and valuation advice on the viability of taking forward the original scheme.
- 3.3. As a result of agent advice, the client decided to consider further enhancements to supplement the offering of the student accommodation scheme. It was determined that due to changes in the student accommodation market, in order to make the accommodation attractive to students, including an element of ancillary communal and gym facility should be explored.
- 3.4. The revised scheme proposes the change of use to the existing Ramsden House, converting the existing office accommodation (floors two to six) into 45 studio apartments for students. Other than external alterations to improve the northern and southern elevations of the tower, the proposals for floors 2-6 remain as per those proposed under (Ref: 2014/62/93905/W). Each floor will comprise nine apartments with a variety of layouts, ranging in size from 19.1sqm to 31.8sqm.
- 3.5. The layout of the student accommodation has been designed to ensure each unit is self-contained, and that only the minimum amendments to the structure and fabric of the existing building are required. Each unit will have bathroom facilities, a small kitchenette, desk and clothes storage.
- 3.6. The existing three no. commercial units at ground and first floor occupied by HW Solicitors, Shoezone and Poundland will provide amenity space for residents including a lounge, study area, secure entrance, staffed concierge and waiting area. The units will also incorporate flexible A1/A3/A5 space along the New Street frontage at ground floor and a resident and general public accessible gym with studio, changing facilities and staff areas across ground and first floor.
- 3.7. All existing fenestration is to be retained however improvements to the fabric of the building will be made through the use of internally insulated panels. The existing curtain walling will be maintained but a slate grey and light grey film will be applied to the windows in part, to bring the colour palette more in keeping with prevailing building design.
- 3.8. The existing basement comprises parking, delivery drop off, plant and refuse facilities. These facilities will be retained, and new secure cycle storage provided. Car parking spaces will be retained as student pick-up and drop-off only, as most journeys will likely be on foot or by bicycle.
- 3.9. Further details of the proposal are provided in the accompanying Design & Access Statement prepared by Box Architects.

Design

- 3.10. The existing blue framed curtain walling system will be retained, with a series of light and

dark grey films applied to the internal face of the curtain walling. The grey colour will complement the existing building and its surroundings. The proposals will improve the existing facade, by providing new glazing and a signage band to the elevation, modernising the existing shop front.

- 3.11. New glazing with dark grey metal column frames will replace existing shop fronts to Corporation and New Street elevations.
- 3.12. The roof will be required to house plant that will serve the apartments and this equipment along with the existing brick plant room will be hidden with louvre panel screens, which will complement the aesthetic of the main building.
- 3.13. A goal post frame is proposed to the New Street ground floor frontage to visually separate the residential, flexible uses and gym units. Coloured recesses will match the branding of the occupants. New glazing and a signage band is proposed to the elevation.
- 3.14. To Corporation Street, a more traditional shop front is proposed which matches the other shop fronts. The existing tile clad columns will be over clad in a dark grey metal, with new glazing proposed.

Key changes

- 3.15. The proposed development largely replicates the 2015 approval, however the revised scheme includes enhancements to supplement the offering of the student accommodation to better appeal to the current student market. The following changes to the previously approved scheme are:
 - The entrance to the development will be taken from New Street rather than Corporation Street;
 - The ground floor will accommodate a student entrance incorporating a concierge reception area with WC and amenities to serve the student accommodation on the upper floors including a lounge, games and TV area, study area and WCs.
 - The ground floor will also provide a separate glazed entrance fronting New Street containing a gym with studio and flexible A1/A3 use to the New Street frontage, reception, office and changing rooms which will extend to the first floor.
- 3.16. The basement level and upper floors (above the first floor) will contain 45 no. studio apartments with no changes made to the previously approved layout.
- 3.17. Due to the highly sustainable location, there will be no parking proposed as part of the development however, as with the previous permission, drop off facilities will be provided for students at the start and end of term.

4. Statement of Community Involvement

- 4.1. This chapter provides a summary of the community engagement undertaken and a summary of feedback received from the local community during the consultation process.

Policy Context

- 4.2. The comprehensive pre-application process undertaken by the applicant and the project team has considered relevant national and local policy and guidance. The importance of preapplication consultation and community engagement are emphasised in the following national and local policy and guidance:

- Community Involvement in Planning: The Government's Objectives (2004);
- Localism Act (2011);
- National Planning Policy Framework (NPPF) (2019); and
- Kirklees Statement of Community Involvement (SCI) (2015).

- 4.3. Paragraph 124 of the NPPF promotes effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 4.4. Paragraph 1.4 of the Kirklees Statement of Community Involvement quotes the National Planning Policy Framework which states:

"Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made".

- 4.5. Paragraph 2.15 sets out Kirklees preferred methods for consultation and engagement and includes social networking, questionnaires and leaflets, workshops, presentations, drop-in sessions and exhibitions.

- 4.6. It is against this background that consultation with the local planning authority, local community, stakeholders and Ward Councillors has been undertaken.

Consultation Overview

Consultation with Local Planning Authority

- 4.7. A pre-application meeting was held with Kirklees Council on 6 August 2014. During the meeting it was confirmed that the principle of student accommodation is acceptable in this location, as town centre living is encouraged. Also discussed and found to be acceptable included proposed internal reconfiguration; lighting; access; dual basement use for drop-off and pick-up at the start and end of term; and rooftop plant. Written comments from the Council's Conservation Officer advised that external alterations which are in keeping with Ramsden House are likely to be found acceptable in terms of heritage impact.
- 4.8. Pre-application advice has also been sought for the current proposal (Ref 2018/20280). A meeting with Case Officer Mr Victor Grayson took place on 25 July 2018.
- 4.9. Verbal feedback in the meeting outlined the following:
- The principle of student accommodation remains acceptable provided that the relevant

- planning policies are satisfied;
 - Principle of non retail uses on ground and first floor is acceptable again, provided that compliance with the relevant policies is demonstrated;
 - The introduction of a gym on the ground / first floor to serve the development and general public is supported as it will introduce a use which will benefit the evening economy and support the vitality of the town centre;
 - Maintaining active frontages to Corporation Street and New Street by retaining glazing to both ground floor elevations is encouraged. Dummy / obscured glazing will be acceptable where clear glazing is not suitable i.e where changing rooms front Corporation Street
 - The proposed elevational treatment to first floor is acceptable;
 - Proposed access / parking / drop off arrangement is acceptable. It may be requested than 1 no. electric vehicle charging point be incorporated within the drop off point;
 - No additional parking spaces are required to serve the gym and access / servicing is acceptable;
 - Neither an affordable housing or contribution in lieu of on-site provision will be sought; and
 - No planning obligations will be required.
- 4.10. Following this, formal written advice was provided by Kirklees Council (22 August 2018). The advice departed from the verbal feedback received and outlined that contrary to previous advice, proposals to change the use of the ground floor units to non A1 use would not accord with Policy LP14 (now adopted in the Kirklees Local Plan – Strategy and Policies (February 2019)). This matter has been addressed in the following sections of this report.
- 4.11. The written advice can be summarised as follows:
- A residential student population can make a beneficial contribution to vibrancy and activity within towns and cities throughout the day-time and into the evening, which can help weigh against losses of employment and office-related daytime activity;
 - It will be important to understand Huddersfield's student accommodation provision and future demand, specifically whether there is sufficient unsatisfied demand for further increases in provision;
 - Purpose built student accommodation can help free up conventional housing currently occupied by students;
 - The application submission should explain why the proposed student accommodation would fall within the C3 use class, as opposed to a sui generis use.
 - The design of the proposed external alterations at ground floor are considered to be acceptable but that alternative design options for the northern and southern elevations of the tower should be explored so that the elevations are more respectful to neighbouring stone buildings.

Response to feedback

- 4.12. Since the meeting, in terms of change of use of the A1 floorspace at ground floor, further work has been undertaken to amend the layout to reduce the amount of non A1 use at ground floor. Entrances to the student accommodation and gym have been revised to incorporate flexible A1/A3/A5 uses along the New Street frontage thereby reducing the level of non retail floorspace within the shopping frontage. Detailed assessment and justification for the ground floor uses is outlined at Section 7 of this report.
- 4.13. The pre-application advice suggested that the student accommodation entrance be moved to the Corporation Street elevation. Existing access to the Corporation Street entrance to the building is of poor quality, uninviting and lacks natural surveillance. Re-locating the student entrance to this elevation raises safety concerns for students particularly at night, whereas an entrance on New Street will bring activity and footfall to the primary shopping area particularly during the evenings when much of the town centre becomes absent of pedestrians.
- 4.14. Nevertheless, changes to the Corporation Street elevation have been made to significantly

improve design quality, activity surveillance along this frontage with the introduction of new shopfronts which incorporate a mix of transparent glazing and vinyl.

- 4.15. The scheme presented at pre-application stage did not propose any alterations to the external elevations of the tower. It is acknowledged that the tower is dated in appearance and the existing colour palette detracts from the visual amenity of the area. Therefore, following feedback from Officers, various design options for the northern and southern elevations of the tower were explored and a revised muted grey scheme to match the brickwork applied to the eastern and western elevations is proposed. The design option proposed is also now in keeping with prevailing building treatments.
- 4.16. Other matters raised have been addressed through the following sections of this report.

Consultation with local community

- 4.17. Community consultation was undertaken between 17 July and 2 August 2019 commensurate to the scale and nature of the proposal. The consultation was designed to allow the local community and stakeholders to view the proposals and share their feedback with the team prior to the application submission being finalised.
- 4.18. The consultation process for the application included:
- A letter sent to Councillor Allison, Councillor Lee-Richards and Councillor Cooper as Ward Councillors for Newsome Ward via email on 23 July advising of the proposals and inviting them to meet with the applicant and team; and
 - A letter sent to local businesses and residents closest to the site (on New Street, Cloth Hall Street, High Street and Ramsden Street) which informed them of the proposals and provided contact details so that feedback could be provided or further queries could be raised (55 addresses).
- 4.19. The above is in addition to the pre-application engagement undertaken with Kirklees Council.
- 4.20. No responses to the consultation from either the general public or Ward Councillors were received in either writing, via telephone or email.

5. Planning Policy Context

National Planning Policy Framework

- 5.1. The revised National Planning Policy Framework (NPPF) was published on 19 February 2019 and is a key material consideration in the determination of planning applications. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.
- 5.2. Paragraph 11 states that development proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.
- 5.3. The objectives, outlined at paragraph 8, state that planning should:
 - Help to build a strong, competitive economy;
 - Seek to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations;
 - Contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land; and
 - Support the transition to a low carbon future.

Promoting sustainable transport

- 5.4. Paragraph 111 requires all developments that generate significant amounts of movements to be supported by a Transport Assessment and Travel Plan. Decisions on proposals should take account of whether opportunities for sustainable transport modes have been taken up, safe and suitable access can be achieved, and improvements can limit the significant impacts of the development.
- 5.5. Paragraph 110 sets out that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

Requiring good design

- 5.6. Paragraph 124 stresses the importance of planning positively for 'the creation of high quality buildings and places'.
- 5.7. Paragraph 127 stresses that, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 5.8. Paragraph 128 states:

"Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot".

Promoting healthy communities

- 5.9. Paragraph 91 seeks to encourage developments which promote safe and accessible

environments where crime and disorder and the fear of crime do not undermine quality of life, and where clear and legible pedestrian routes and high-quality public space are provided.

Conserving and enhancing the natural environment

- 5.10. Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes by (among other things) protecting valued landscapes, minimising impacts on biodiversity and providing net gains, and mitigating and remediating despoiled, degraded and derelict land.
- 5.11. Paragraph 175 sets out that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity and seek opportunities to incorporate biodiversity in and around developments.
- 5.12. Paragraph 178 confirms that in making planning decisions LPAs should be satisfied that the land is suitable for the use in ground condition terms.

Local Planning Policy

- 5.13. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.14. In this instance, the existing Development Plan comprises the Kirklees Local Plan (adopted 27 February 2019).

Kirklees Local Plan

- 5.15. Kirklees Local Plan comprises the Strategy and Policies document, Allocations and Designations document and associated policies map and was adopted on 27 February 2019.
- 5.16. Policy LP1 (Presumption in favour of sustainable development) applies the same principle to determining applications in the presumption in favour development as the NPPF.
- 5.17. Policy LP7 (Efficient and effective use of land and buildings) seeks to encourage the reuse or adaptation of vacant or underutilised properties to ensure the best use of land and buildings.
- 5.18. Policy LP8 (Safeguarding employment land and premises) states that for the conversion or change of use of sites and premises in use or last used for employment, proposals will only be supported where:
 - a. It can be demonstrated that the site or premises are no longer capable of employment use; and
 - b. The proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment.
- 5.19. Policy LP13 (Town Centre Uses) of the Strategy and Policies document identifies Huddersfield as a Principal Town Centre, which should provide for the shopping needs of residents across Kirklees. This policy also states that the Centre should offer a mix of uses for end users.
- 5.20. Policy LP14 (Shopping frontages) states that within the Primary Shopping Area, uses will be expected to maintain or provide active ground floor uses and that within Primary Shopping Frontages, at street level, proposals should seek to continue retail uses in order to retain vitality and viability within the centre.
- 5.21. Supporting paragraph 9.17 acknowledges the important role of non-shopping uses in

supporting the vibrancy of town centres. Policy PLP14 states that other main town centre uses will be acceptable where the frontage remains predominantly in retail use, taking into account:

- The number, proximity and distribution of uses other than retail;
- The level of vacancy of ground floor units and the duration of vacancy;
- Location and prominence of the unit within the frontage;
- Nature of the proposed use (associated level of activity, hours of operation, whether a shop front would be incorporated, whether it would complement neighbouring uses); and
- All proposals, including changes of use, should seek to either retain, enhance or replace to improve shop front design and layout.

5.22. The supporting text to the policy states:

“Primary shopping frontages have been defined on the basis that a minimum 60% to 70% of each frontage will typically be in A1 retail use at ground floor level with rental levels and pedestrian flow also being key considerations. Therefore, predominant retail use on a particular frontage is considered to be over 60% of units. The length of the frontage as shown on the Town Centre Inset Map and the position of uses along it in relation to each other will also be considered to ensure there is no clustering or over dominance of non-retail uses to maintain a strong retail core”.

- 5.23. Policy LP15 (Residential use in town centres) relates to residential uses (including student accommodation) within the defined town centres. Residential proposals in these areas shall only be permitted on upper floors and shall not prejudice existing established uses. In addition, proposals should protect and retain existing ground floor uses and active street frontages both within and outside the primary shopping area.
- 5.24. Policy LP16 (Food and drink uses and the evening economy) is supportive of food and drink uses coming forward within the defined centre, provided that the concentration of these uses would harm the character, vitality and viability of the centre. The policy sets out criteria for assessing applications for food and drink uses as the distribution and proximity of these uses, impact of noise and amenity, potential for antisocial behaviour, waste collection and highways impact.
- 5.25. Policy LP17 (Huddersfield Town Centre) states that the Town Centre will be the principle focus for high quality comparison retail goods within the district, supported by a range of leisure, tourism, office (including high quality grade A office space), and other main town centres uses. The town centre will also provide high quality educational facilities and opportunities for town centre living. The policy sets out criteria for new town centre development such as creating opportunities for economic development, the evolution of the University of Huddersfield, encouraging sustainable travel modes and inclusive design.
- 5.26. Policy LP20 (Sustainable travel) and LP21 (Highways and access) encourages development within sustainable locations, close to local facilities and which is well served by alternative modes of transport such as walking, cycling and public transport.
- 5.27. Policy LP22 (Parking) states that car parking provision for new development will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development. As a student development, very low levels of car ownership are anticipated.
- 5.28. Policy LP24 (Design) states that development should enhance the character of the townscape and heritage assets. Furthermore, it should provide a high standard of amenity for future and neighbouring occupiers.
- 5.29. Policy LP25 (Advertisements and shop fronts) states that new shop front units and advertisements must be in keeping with the character of the building, the locality and street scene. Existing traditional shop fronts shall be retained and restored unless exceptional

circumstances apply.

- 5.30. Policies LP27 (Flood risk) and LP28 (Drainage) requires proposals to be supported by an appropriate site specific Flood Risk Assessment in line with national planning policy and for developments to demonstrate that the water supply and waste water infrastructure required is available or can be co-ordinated to meet the demand generated by the new development.
- 5.31. Policy LP51 (Protection and improvement of local air quality) states that development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air pollution which would have an unacceptable impact on the natural and built environment to people.

Emerging Area Action Plan for central Huddersfield

- 5.32. The Huddersfield Blueprint (New Street) sets out the ten-year vision for Huddersfield and is currently out for consultation. Objective 3 of the masterplan, alternative uses for New Street south, recognises that the presence of larger shops within this area is weakening, and proposes that this area should be “enlivened with new functions and purpose, whether this is civic or residential”. With the conversion of 103 New Street to student accommodation, the masterplan suggests that this area may be suited to residential development, providing a supporting role to the Highstreet by creating vibrancy and increasing footfall. The area is described as becoming a comfortable evening space with cafes and communal areas for local residents.

6. Heritage Assessment

- 6.1. The site is located outside, but close to the boundary of the Huddersfield Town Centre Conservation Area and several listed buildings. An assessment of the impact of the proposals on identified heritage assets has therefore been undertaken in accordance with relevant legislation and national and local planning policy.

Relevant Legislation and National Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.1. In relation to listed buildings, sections 16(2) and 66(1) of the Act set out the duty placed upon the local planning authority as the decision maker, stating that the authority shall have regard to the desirability of:

“preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 6.2. In relation to conservation areas, section 72 states:

“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Planning Policy Framework

- 6.3. Paragraph 193 highlights that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.4. Paragraph 194 sets out that any harm or loss of the significance of a designated heritage asset will require clear justification.
- 6.5. Paragraph 195 identifies that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, it should be refused, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the loss.
- 6.6. Paragraph 196 highlights that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.7. Paragraph 197 highlights that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.8. Paragraph 200 emphasises that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Local Planning Policy

- 6.9. Policy LP35 (Historic Environment) of the Local Plan requires proposals to retain the

elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance.

- 6.10. The policy also encourages proposals to identify opportunities, including the use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets.

Heritage Assets

Huddersfield Town Hall (Grade II listed)

- 6.11. The northern part of the Town Hall, to Ramsden Street, was built in 1876. The southern part, to Princess Street, was built in 1878-81. The latter is grander in form, featuring full entablatures to ground and first floors. The Town Hall opened in 1881. The property was listed in 1978. Its significance lies in its historic, aesthetic and communal value.
- 6.12. The Town Hall is adjacent to the application site. The refurbishment of the elevations of Ramsden House will improve the appearance of the building. As a result, the proposal will make an improvement within the setting of the listed Town Hall.

Butchery Department of Cooperative Stores (Grade II listed)

- 6.13. The property has two storeys and dates to the mid-nineteenth century. Features include crenelated finials, central canted oriel window and parapet. The ground floor is of modern construction. The property was listed in 1978. Its significance is limited to its historic and aesthetic value.
- 6.14. The application site comprises only one element in the wider setting of the property. The refurbishment of the Ramsden House elevations will constitute a moderate improvement to the setting of the listed building.

71 New Street (Grade II)

- 6.15. The property is three storeys with attic. It dates to 1897-8 and was designed by Alfred Waterhouse. It is constructed of red brick and moulded terracotta with pink marble plinth; 'Prudential Assurance' in contemporary lettering; and canopied niche. The ground floor is modern, with the exception of two bays. It was listed in 1978. Its significance is in its historic and aesthetic value.
- 6.16. The application site and 71 New Street are on opposite sides of Ramsden Street. However, Ramsden House is set back from the property, forming part of its wider setting which includes buildings in a variety of styles, ages and conditions. As such, the improvement of Ramsden House will form a positive, if moderate, improvement in the setting of the listed building.

Commercial Hotel (Grade II listed)

- 6.17. The listing comprises numbers 62 and 64 New Street. Commercial Hotel dates to the early nineteenth century. It is three storeys, in hammer dressed stone with three ranges of sashes in plain raised surrounds. There is a two-storey extension in the same materials, fronting onto High Street. The property was listed in 1978. Its significance is historic and aesthetic.
- 6.18. Ramsden House forms part of the wider setting of the building. Its improvement will provide a moderate improvement in the overall setting of the listed building.

Juveile Court (Grade II listed)

- 6.19. This is an early nineteenth century, two-storey building of hammer dressed stone. It has

three ranges of sashes and a porch with blocked Tuscan pilasters and full entablature. The property was listed in 1978. Its heritage significance lies in its historic and aesthetic values.

- 6.20. The property has a very limited relationship with Ramsden House, and no relationship with the upper floors which are to be refurbished. The impact on the significance of this listed building and its setting is therefore neutral.

Huddersfield Town Centre Conservation Area

- 6.21. A Conservation Area Appraisal has not been undertaken for the Huddersfield Town Centre Conservation Area. The Conservation Area includes many listed buildings, with a particular concentration to the east, namely at the junction of Lord Street and St Peter's Street, Queen Street, Cross Church Street and the eastern end of King Street.
- 6.22. The application proposal is located outside the southern part of the Conservation Area, in an area with relatively few listed buildings. Built form in this location is varied and includes a number of low quality twentieth century buildings, particularly on New Street and parts of Ramsden Street. The refurbished facades of Ramsden House will provide a moderate improvement to the character of this part of the Conservation Area and have a negligible effect on the Conservation Area.

Effect of the proposed works

- 6.23. Overall, the change of use of Ramsden House and the improvement of its appearance will have a positive impact on the heritage assets closest to it, namely the Town Hall and the south-western edge of the Conservation Area. Given the tight urban form, there will be a neutral impact on the remainder of the heritage assets.
- 6.24. The proposed development therefore accords with the provisions of Local Plan Policy LP35, paragraphs 193-200 of the NPPF and sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Planning Assessment

- 7.1. Section 38 (6) of the Planning and Compulsory Purchase Act requires development proposals to be determined in accordance with the relevant development plan unless material considerations indicate otherwise.
- 7.2. Although the NPPF does not have the statutory weight of development plan policy, it remains a material consideration in the determination of the proposed development (para 212).
- 7.3. The development plan remains the starting point for decision making and development that accords with an up-to-date plan should be approved. Paragraph 11 of the NPPF states that in regard to decision taking, the ‘presumption in favour’ means:

‘Approving development proposals that accord with the development plan without delay; and

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *Specific policies in this Framework indicate that development should be restricted.’*

- 7.4. This section assesses the proposed development against relevant planning policy and guidance, as well as other material considerations.

Principle of development

Loss of office accommodation

- 7.5. This section demonstrates that the development will provide a range of compelling economic, social and environmental benefits. The proposal will bring a longstanding underutilised site into beneficial use in accordance with Policy LP7, with much needed student accommodation to meet identified needs which outweighs the loss of and existing employment use in this location.
- 7.6. Local Plan Policy LP8 states that proposals for the conversion or change of use of sites and premises in use or last used for employment, will only be supported where:
- a. It can be demonstrated that the site or premises are no longer capable of employment use; and
 - b. The proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment.
- 7.7. Firstly, it should be noted that the loss of the employment use of this site has previously been accepted through the approval of application ref: 2014/93905 in November 2015. As with the case presented through the previous application submission, it is maintained that Ramsden House is neither suitable nor capable of accommodating continued employment use.
- 7.8. Moreover, the site has not been earmarked as a Priority Employment Area and therefore, the Council do not consider this site to be strategically or locally significant in terms of style

and age of the building, internal site arrangement, neighbouring uses and opportunities for expansion.

- 7.9. At the time of the previous submission, the building was significantly under-occupied. Since 2015, vacancy levels within the upper floors of Ramsden House has further increased with only the 5th floor currently in occupation. The remaining office tenant is on an excluded short-term lease expiring 24 December 2020.
- 7.10. The offices are dated in appearance, in relatively poor condition, and do not meet the requirements of modern office occupiers. Significant investment would be required to remodel and redesign the building to make it better suited to office occupiers however, site constraints restrict redevelopment prospects to improve floorplate size, configuration and layout. Refurbishment of the existing building is not a viable option for the applicant hence, conversion is the only way that the building can be brought back into beneficial use.
- 7.11. In addition, Ramsden House does not benefit from any dedicated car parking provision which is a requirement many prospective tenants seek. The building also has insufficient ground floor access/reception area and prominence which again, reduces the attractiveness of the asset.
- 7.12. Moreover, although Ramsden House is not allocated, the NPPF principle (para 121) remains that *“Local planning authorities should also take a positive approach for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs”*. In these terms, there is an identified need for student accommodation in Huddersfield and this is detailed in the following section.
- 7.13. The premises are therefore not suitable for continued business use and would meet an identified need for alternative use. In its present condition, Ramsden House does not contribute positively to the local economy and alternative, more beneficial uses of the building should be sought. The proposed student accommodation will also in favour against the loss of employment and office-related daytime activity.
- 7.14. The proposed use is compatible with neighbouring uses and will not prejudice the continued use of any neighbouring land for employment purposes. The proposal would have no impact on the ability of nearby businesses to operate, and no impact on local amenity. It is highly compatible with the surrounding high street uses and the nearby University. There would be a positive impact on the local highway network, as residents would not need to own cars due to the proximity of the University campus. This will be beneficial to local businesses.
- 7.15. Although policy requirements do not dictate that marketing evidence must be provided to demonstrate that a premises last in use for employment is no longer capable of employment use, a marketing exercise for Ramsden House has been carried out. Walker Singleton Chartered Surveyors commence marketing the vacant floors (2 to 6) in September 2013 on behalf of the applicant. A summary of the marketing activities and level of interest is included at **Appendix 2**.
- 7.16. Throughout marketing the property, Walker Singleton have attributed the low interest levels due to the lack of office tenants looking for space within the town centre. They have advised that competition within the town for office tenants is high with other available office suites at 30 Market Street, The Media Centre, Norwich Union House and out of town centre offices readily available at Pennine Business Park in Bradley.
- 7.17. The marketing exercise demonstrates that over almost six years of marketing has brought about only a very limited amount of interest with no take up of any of the vacant units with potential tenants favouring other town centre office stock, out of centre accommodation or a need for parking provision.
- 7.18. The proposed development therefore satisfies the criteria set out in Local Plan Policy LP8 and should be considered acceptable in this regard.

Principle of student accommodation

- 7.19. The principle of student accommodation at the site has previously been considered acceptable and accords with current and emerging planning policy in that it will allow the provision of high quality student accommodation with enhancements to supplement the offer of the student accommodation.
- 7.20. The proposal will provide housing for those who may otherwise be dependent on converted traditional housing, which puts unnecessary pressure on the wider housing market. The NPPF seeks to 'significantly boost the supply of homes (para 59) and encourages residential development in town centres for the vitality it brings (para 85).
- 7.21. Regarding local policy, Policy LP15 supports proposals for residential uses (including student accommodation) within the town centre and in particular, on upper floors. The residential use will not prejudice the functioning of the primary shopping area or primary shopping frontage nor neighbouring existing uses. The proposal will also protect and enhance the character of the area and local street scene through the external alterations proposed.
- 7.22. In accordance with the policy, the accompanying technical reports also demonstrate that the amenity of existing residents/uses and future occupiers of the proposed residential use will be protected. Similarly, the scheme takes account of the need to provide space for storage of bicycles and the provision of refuse storage and collection.
- 7.23. This part of Huddersfield experiences very limited footfall and activity outside of standard shopping hours through a lack of diversity in uses. Student accommodation will therefore encourage and support the day and night time economy with students using New Street to access Ramsden House during all times of the day and evening. This is a key Local Plan objective pursuant to the strengthening the role of town centres and of Policy LP13.
- 7.24. Similarly, the NPPG recognises that "Residential development in particular can play an important role in ensuring the vitality of town centres, giving communities easier access to a range of services."
- 7.25. The proposed student accommodation therefore corresponds to these national and local policy ambitions. By bringing student residents into the town centre close to the University and refurbishing the principal elevations of a prominent, under-used building, the proposal will bring vitality to the main shopping area, encouraging spending, improving the town's image and boosting the local economy.
- 7.26. The proposal is appropriate for its location, seeking to change the use of existing floorspace of upper floor to student accommodation, hence the quantum of development will remain the same, with amenity unchanged and impact on surroundings improved by virtue of the refurbished elevations and entrances. Use of the private car will decrease, as students will be able to walk to the nearby University. Train and bus stations are within easy walking distance of the site.
- 7.27. The conversion of Ramsden House from office to student accommodation has previously been considered acceptable and is a material consideration which weighs in favour of the development. Nevertheless, the principle of the student accommodation in this location has been assessed by up to date local planning policy considerations and should be considered acceptable when assessed against Local Plan Policies LP15 and LP17.

Benefits of student accommodation

- 7.28. The NPPF defines sustainable development as having an economic, social and environmental role (para 9). Student accommodation development on the application site represents sustainable development, bringing multiple benefits.

- 7.29. Socially, it will provide high quality accommodation required by students at the nearby, expanding University.
- 7.30. Economically, it will bring an under-used office building into a productive, active use thereby increasing vitality and encouraging the use of a main shopping area. The improved appearance of the building will enhance the image of the area, encouraging more visits by shoppers, and greater spending.
- 7.31. In environmental terms, the refurbished elevations will improve the appearance of the area, having a positive impact on nearby heritage assets. As student residents will not be dependent on the private car but can walk or cycle to the nearby University campus, there will be further environmental benefits.

Huddersfield student supply and demand report Q3 2019

- 7.32. In response to comments made by Officers at pre-application stage, the applicant has commissioned CBRE to undertake an assessment of student accommodation supply/demand to identify whether there is a need for additional student accommodation.
- 7.33. The report prepared by CBRE (included at **Appendix 3**) analyses the composition of students studying at Huddersfield University and compares this to the UK average. It identifies that more Huddersfield students live in purpose-built accommodation than the UK average, and fewer students live in other rented accommodation. There is a wide geographical spread of those students who live in “other rented”, dispersed from Birkenshaw to Marsden.
- 7.34. The total number of students at the University of Huddersfield is currently 14,930 providing a target market of around 6,870 students in need of student accommodation. The university does not operate any of its own student halls accommodation however has nominations agreements with Digs Student Accommodation who provide over 1,500 students beds in peripheral locations.
- 7.35. The report highlights that 23.98% of students studying in Huddersfield live in purpose built accommodation compared to the UK average of 10.13% with 3,580 student studying in Huddersfield occupying accommodation in private sector halls over the period 2017/18.
- 7.36. The current purpose built student accommodation supply in Huddersfield is around 5,392 beds with only a further 20 beds in the pipeline with planning permission granted. This provides a headroom figure of 1,458 students (inclusive of pipeline) within the city in need of accommodation which suggest a demand balance in the market in relation to the total student numbers. This provides a headroom figure of 1,458 students (inclusive of pipeline) within the city and would suggest a healthy supply and demand balance in the market in relation to the total student numbers.
- 7.37. Studio room rents in the city for the 2019/2020 academic year range from £90 to £207 per week on 51 week tenancies with the highest rates currently found at iQ's Aspley House located just south of the university campus.
- 7.38. The report uses 2017/18 HESA Student Records data to identify that there is a potential undersupply of student accommodation, equating to between 1,458 – 1,478 bed spaces within Huddersfield. Taking in to account the part completed student accommodation scheme (75 units) at The Co-operative building, New Street, this identified need is between 1,324 and 1,478 units.
- 7.39. There is also an identified qualitative demand for student accommodation in the town centre with the majority of student accommodation located outside the ring road. Locating student accommodation in the town centre bring substantial benefits to the town centre, local businesses and local stakeholders which are discussed in the previous section.

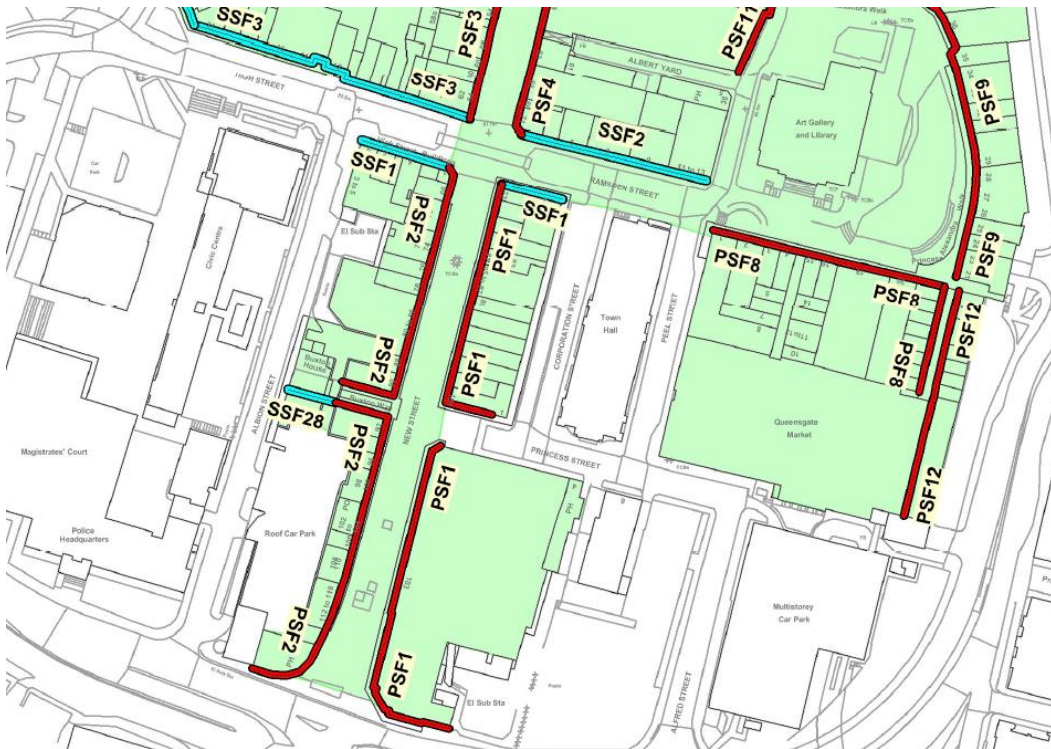
- 7.40. CBRE maintain in their professional opinion that the proposed student accommodation at Ramsden House will meet an identified qualitative and quantitative need and will provide an attractive student location to both the town centre and university campus.

Proposed ground floor uses

- 7.41. The proposal comprises the change of use of 3 no, ground floor units currently occupied by HW Solicitors (Use Class A2), Shoezone (Use Class A1) and Poundland (Use Class A1) and first floor storage space to a gym (Use Class D2) and communal areas to support the student accommodation alongside flexible A1/A3/A5 uses to the New Street frontage.
- 7.42. Ramsden House is located within Huddersfield Town Centre where, in accordance with Local Plan Policy LP13, main town centre uses are supported. Town centres are expected to provide a mix of uses to serve the local community, businesses and visitors to the district, complement each other whilst retaining a strong retail core. Uses should also aim to provide a range of uses to support the daytime and evening economy.
- 7.43. Ramsden House is located within the Primary Shopping Area and Primary Shopping Frontage (PSF1) as identified under Local Plan Policy LP14 where uses are expected to maintain or provide active ground floor uses. Within the primary shopping frontages, at street level, proposals should seek to continue retail uses in order to retain vitality and viability and retail will remain the predominant use on each primary shopping frontage.
- 7.44. The policy states:
- “Other main town centre uses will be acceptable where the frontage remains predominately in retail use taking account of:
- a. the number, proximity, distribution of uses other than retail and the level of vacancy of ground floor units, and the duration of vacancy;
 - b. the location and prominence of the unit within the primary shopping frontage;
 - c. the nature of the proposed use, including the associated level of activity, hours of operation, whether a shop front would be incorporated and whether it would complement neighbouring uses; and
 - d. in all cases proposals including changes of use shall seek to either retain, enhance or replace to improve shop front design and layout.”
- 7.45. The supporting text to Policy LP14 states that a minimum 60% to 70% of each primary shopping frontage will typically be in A1 retail use at ground floor level. A predominant retail use on a particular frontage is considered to be over 60% of units.
- 7.46. Nevertheless, the policy provides for a degree of flexibility depending on the success or otherwise of a particular centre, the desirability of a particular unit for a retail function, the scale of the unit, its position in the frontage, and how any proposed use would impact on the adjacent or neighbouring uses.
- 7.47. With this in mind, there is very little demand for A1 floorspace within this part of Huddersfield Town Centre (as demonstrated through the relatively high vacancy levels) and to avoid the two existing retail units occupied by Poundland and Shoezoe falling vacant and the landowner being liable for business rates, occupiers have, for a prolonged time, been retained on leases on nil or extremely low rents. 85-87 New Street is let to Shoezone on an excluded lease for 12 months expiring 16 October 2019 at nil rent, and 89-91 New Street is also on a similar excluded lease expiring 12 January.2020 and paying just £9K per annum. 81 New Street is let to HW Law on a lease which expired as 17 July.2018 are now holding over.
- 7.48. It is against the criteria outlined in Policy LP14 that the principle of the ground floor uses is assessed.

Number, proximity and distribution of uses other than retail and level of vacancy

- 7.49. To provide an assessment against Policy PL14, a town centre occupancy survey was carried out on Thursday 16 May 2019.
- 7.50. The site falls within PSF1 which forms the eastern side of New Street. PSF1 has therefore been assessed for the number, proximity, distribution of uses other than retail and the level of vacancy of ground floor units.



Kirklees Council Huddersfield Principal Town Centre Map

- 7.51. Although the Co-operative building on New Street is included within PSF1, its longstanding vacancy and subsequent permissions for conversion to student accommodation dating back to 2005 and 2017 (ref: 2005/62/92239/W1, 2017/62/93886/W respectively) and recent implementation, means the frontage has not been operating as retail use or contributing to the function or role of the primary shopping area nor primary shopping frontage for over 10 years. It is therefore argued that the Co-operative building should not have been included within the designation of a primary shopping frontage through the newly adopted Local Plan. This assessment therefore excludes the Co-operative building from the calculations.
- 7.52. The proposed development will result in the loss of an existing A2 unit to an entrance for the student accommodation, however there is no protection against the loss of A2 use within the primary shopping frontage. As explained previously, the entrance to the student accommodation will maintain an active frontage and benefits from visibility in to and out of the ground floor of this unit. It will bring additional activity and footfall to the primary shopping area over and above that generated by the existing use as a solicitors.
- 7.53. A number of flexible uses are proposed for part of the unit to maintain either A1 or alternative town centres uses which generate a similar or improved level of activity and footfall. Various combinations of these uses could come forward as part of any scheme therefore, proposals to convert the part of the New Street frontage of the units have been assessed against four scenarios as follows:
- Scenario 1 – The front part of the Poundland unit accommodating A1 space and half of the Shoezone unit occupied by A1 space.

- Scenario 2 - The front part of the Poundland unit accommodating A3 space and half of the Shoezone unit occupied by A3/A5 space.
- Scenario 3 - The front part of the Poundland unit accommodating A1 space and half of the Shoezone unit occupied by A3/A5 space.
- Scenario 4 - The front part of the Poundland unit accommodating A3 space and half of the Shoezone unit occupied by A1 space.

7.54. Each scenario is outlined in Table 2 below.

	PSF1 (existing)	PSF1 (Scenario 1)	PSF1 (Scenario 2)	PSF1 (Scenario 3)	PSF1 (Scenario 4)
Total number of units	12	12	12	12	12
Number of Vacant units (%)	1 (8.33%)	1 (8.33%)	1 (8.33%)	1 (8.33%)	1 (8.33%)
Number of A1 units (% of total)	8 (66.7%)	8 (66.7%)	6 (50%)	7.5 (62.5%)	6.5 (54.2%)
Other retail uses A2/A3/A4/A5 (%)	2 (16.7%)	1 (8.3%)	2 (16.7%)	0.5 (4.7%)	1.5 (12.5%)
Other uses (betting shops and non retail)	1 (8.3%)	2 (8.3%)	2 (8.3%)	2 (8.3%)	2 (8.3%)

Table 2: Assessment of PSF1

- 7.55. As set out in Scenario 1, with the frontages of 2 no. existing A1 units being retained in A1 use (Scenario 1), there is no overall change in the number of A1 units across PSF1 with the proposals taken in to account with the level of A1 floorspace therefore at 66.7% and remains the predominant use within this particular frontage. Scenario 1 therefore accords with the provisions of Local Plan Policy LP14. With 62.5% of units retained in A1 retail use, Scenario 3 also accords with the provisions of Policy PL14.
- 7.56. Of the other two scenarios, (Scenario 2 and 4) A1 uses within PSF1 range from 50% to 54.2%. Although they do not meet the suggested 60-70% A1 predominant use, the percentage does not depart substantially from this and there are other considerations against which to assess the introduction of non A1 uses which are explored in detail in this section.
- 7.57. At present, there is only 1 no. takeaway, 1 no. betting shop and 1 no. solicitors (the latter will be replaced as part of the proposed development) which are interspersed evenly throughout the PSF1 frontage. PSF2 also benefits from predominantly A1 uses (15 units out of 18). The introduction of alternative retail uses (A3/A5) within the PSF1 frontage will not result in the over proliferation or concentration of any particular use as there are no cafés or eating establishments within this frontage. Similarly, there will be no over dominance or clustering of non retail uses within this area of the town centre.

Location and prominence of unit within the primary shopping frontage

- 7.58. Ramsden House occupies a prominent location on New Street. The application site comprises three ground floor units located centrally within the New Street frontage of Ramsden House and towards the northern end of the PSF1.

- 7.59. The shopfront design and appearance of the proposed ground floor units does not differ significantly to the existing and is intended to match units either side of it therefore, when viewed from New Street, there will be little noticeable change across the frontage of the building.

The nature of the proposed use, including the associated level of activity, hours of operation, whether a shop front would be incorporated and whether it would compliment neighbouring uses

- 7.60. The gym (Class D2) and flexible A1/A3 and A5 uses proposed at ground floor are defined by the NPPF as main town centre uses and should be supported in such locations. As a Principal Town Centre as identified in Policy PLP13, Huddersfield is identified as the main focus for leisure and health services to provide ancillary services to support town centre communities.
- 7.61. The gym and student accommodation will generate footfall and provide activity to New Street during the day and into the evening. The introduction of a café within this frontage will create a place for meeting and socialising, complementing existing A1 uses within this part of New Street whilst the proposed A1 uses are likely to provide a different offer to existing. The proposal will therefore have a significant positive impact on the evening economy within this part of the high street which benefits from little activity outside of standard shopping hours.
- 7.62. Food and drink uses (as proposed at ground floor) are supported by Local Plan Policy LP16. The proposed flexible uses are compatible with adjacent and neighbouring commercial uses, will not prejudice existing established uses nor impact on the amenity of existing or future residents.
- 7.63. National Planning Policy Guidance Paragraph:001 Reference ID: 2b-001-20190722 recognises that a wide range of complementary uses can, if suitable located, help to support the vitality of town centres, including residential, employment, office, commercial, leisure/entertainment, healthcare and educational development. It also states that “*Evening and night time activities have the potential to increase economic activity within town centres and provide additional employment opportunities. Importantly, they can allow town centres to diversify and help develop their unique brand and offer services beyond retail.*”
- 7.64. Through the updates to the NPPF February 2019, the Government recognises diversification is key to the long term vitality and viability of town centres and that there are rapid changes to the retail and leisure industries which necessitate a more flexible and positive approach to planning for the future of town centres.
- 7.65. Policies that restrict changes of use from typical A1 shop use prevent diversification and the introduction of new uses needed to help to boost the vitality and viability of centres. Policies which over-emphasise the importance of Class A1 retail uses over other, sometimes more beneficial town centre uses, should better recognise and acknowledge local circumstances and underlying trends.
- 7.66. Indeed, the Council acknowledge in their emerging Blueprint that the high vacancy rates in the town centre (particularly within the PSF1 and PSF2 frontages) can be attributed to the fact the town centre is too large. It identifies that other non typical retail uses and residential development are key drivers of generating town centre vibrancy and can support the Council's vision to create a thriving, modern-day town centre.
- 7.67. The site falls within the area of influence and New Street Focus Area within the Huddersfield Town Centre Masterplan 2019-2031 which is currently out of consultation. Area objective 2 for New Street recognises that the number of empty shops in Huddersfield suggests that the retail area is spread too widely and that interventions will be targeted around New Street (north). It identifies that “*there is a key role for retail activity along the high street, albeit in a slightly different form to that which currently exists*”.

- 7.68. Although the masterplan holds limited weight in the determination of applications, the masterplan suggests that the direction of travel for south New Street (within which the site is located) is to make significant public realm improvements and move away from typical retail functions to residential and other social and commercial activities. In relation to New Street, the document states:

“Objective 3 - Rather than allowing retail uses to trail out, it could become enlivened with new functions and purpose, whether it be civic or residential. With the development of 103 New Street as high end student accommodation, the signs are pointing towards a more residential focus here, located close to local amenities. The direction of this masterplan is to look to further long term residential development in this area, creating footfall and vibrancy in the town *centre*.”

“Objective 4 - The retail and supporting uses on New Street should seek to capture the interest of those walking across the town centre. As a key pedestrian route, it should entice locals and visitors along with an active social and commercial offer. It should be a place people want to stay rather than rush through, and should maintain north-south *momentum across the town*.”

- 7.69. The proposed development therefore represents a significant opportunity to realise the aspirations and objectives of the masterplan in accordance with national planning policy and guidance.

Whether the proposals enhance or replace to improve shop front design and layout

- 7.70. The proposal seeks to retain an active frontage by maintaining the fully glazed shopfronts within the New Street and Corporation Street elevations where existing shopfronts will be replaced and improved.

Summary

- 7.71. Overall, the principle of the proposed development accords with Local Plan policies LP13, LP15, LP16 and LP17. Against the criteria outlined under Policy LP14, the proposed development will not result in an unacceptable impact on the level of A1 uses within the frontage nor the vitality and viability of the centre as a whole.
- 7.72. Each proposed use for the front proportion of the unit constitutes a main town centre use which accords with both national and local policy. The development maintains active frontages across the width of the site, will diversify the retail and services offer within the frontage, promote footfall and positively impact the night time economy.
- 7.73. On balance, any adverse impacts resulting from the minor loss in A1 floorspace is outweighed by the substantial economic, social and environmental benefits associated with the proposal.

8. Other material considerations

Layout and design

- 8.1. The application proposes high quality studio accommodation for students. The Design and Access Statement (prepared by Box Architects) highlights that the existing façade and commercial frontages are in poor condition and are uninviting to customers. External alterations proposed to renew the glazing and signage panels for the commercial units will upgrade the existing shopfronts, having a beneficial impact to the street scene. Existing columns are clad with tiles which are in a poor state of repair will be renewed with dark grey metal cladding.
- 8.2. The external alterations proposed will modernise and improve the existing shopfronts and building façade. Utilising good quality design and materials, the refurbishment will improve the visual amenity of the building and help improve the economic and social growth within the high street in accordance with Policy LP24.

Highways and parking

- 8.3. The Transport Statement (prepared by Box Architects) and Framework Travel Plan (prepared by Vectos) demonstrate that the site is sustainably located within walking and cycling distance of all facilities available within Huddersfield Town Centre. The site also benefits from good public transport links to facilities and services across West Yorkshire and further afield.
- 8.4. Located close to the university campus and city-centre facilities and services, students will not need to own cars. As such, student parking will not be provided as part of the refurbishment, and instead an emphasis on sustainable and active transport methods will be encouraged. Cycling is considered the main form of transport for future residents, and sufficient cycle parking will be provided.
- 8.5. A collection/drop off point for students will be provided on certain weekends during the academic year to allow students to move in/out of the apartments, which will be controlled through a management strategy. These weekends will not impact on servicing and delivery arrangements which will take place during the week.
- 8.6. The Framework Travel Plan sets out measures and objectives to encourage sustainable travel and reduce reliance on private vehicles. The Travel Plan recommends the appointment of a Travel Plan Co-ordinator to provide information and advice to residents relating to sustainable modes of transport and to work with resident feedback to progress and develop the plan.
- 8.7. A number of “soft” travel planning measures are also suggested such as resident welcome pack including a map of walking routes to popular amenities, car club schemes, local events and training opportunities, and online resources promoting active and public transport.
- 8.8. The proposed development therefore accords with Local Plan policies LP20, LP21 and LP22 in that the development is located in a sustainable location and is well served by public transport and parking arrangements further encourage use of alternative modes of transport including walking, cycling.

Noise

- 8.9. An assessment of noise survey results demonstrates that internal noise levels within bedrooms can be achieved through existing glazing and an appropriate ventilation system.

A worst case scenario identifies that ambient noise levels within bedrooms would not exceed the recommended noise levels of 35dBA and 30dBA for daytime and night-time respectively. The noise levels will therefore comply with British Standards and will not adversely impact future residents.

- 8.10. With regards to the gym, the report recommends that the future gym operator will need to assess the operational noise transfer from the gym to the proposed student flats and adjacent retail units. The following mitigation and design measures are also proposed:
- Install anti-vibration floor covering and isolation pads;
 - Implement a noise control policy by the gym operator setting out use of the gym equipment i.e. placing dumbbells onto the rack rather than dropping them on the floor;
 - Encase exposed concrete columns with plasterboard to minimise vibration transfer and repair any damage to existing masonry;
 - Provide a suitable mass barrier ceiling layer throughout the entirety of the first-floor gym space; and
 - Ensure music noise impact can be controlled so it does not exceed an agreed maximum noise limit, through a 1/3rd octave band limit within the loudspeaker system signal chain.
- 8.11. The report recommends careful selection and positioning of the plant to avoid an adverse impact on amenity of nearby noise-sensitive receptors. It sets out proposed daytime and night-time rating level limits for future plant equipment.
- 8.12. With the mitigation measures proposed, the development accords with Policy LP15 and LP24 in that it will provide a high standard of amenity for future and neighbouring occupiers.

Ventilation

- 8.13. The Ventilation Statement at Ramsden House provides further detail on the ventilation system proposed. This can be summarised as:
- A ductwork distribution system for the apartments which will connect to an air handling unit on the roof. The supply air will be provided to the living areas in each apartment with the extract being taken from the bathroom. A re-circulating cooker hood will also be provided.
 - Retain openable windows
 - The Fire Fighting lobby ventilation is yet to be finalised. This will either be through natural or mechanical ventilation.
- 8.14. The report confirms that the ventilation details proposed will adequately ventilate the building in accordance with standards for ventilation flow rates and relevant Building Regulations.

Environmental strategy

- 8.15. The proposal seeks to implement a variety of energy-efficient measures to enhance the environmental performance of the building. The Environmental Strategy sets out the measures taken into consideration as part of the design, examples include ventilation equipment fitted with heat recovery, highly efficient plant equipment and boilers, thermal insulation, and using materials and processes which are environmentally responsible.

Air quality

- 8.16. The Air Quality Assessment (AQA), prepared by Cundall, confirms that the site is located within an Air Quality Management Area (AQMA) covering Huddersfield Town Centre. The proposal is classified as a minor scheme as it comprises less than 50 units. The AQA concludes that the development is appropriate and there are no air quality constraints to the proposed development in accordance with Policy LP15 and LP51.
- 8.17. Without appropriate mitigation measures, there will negligible risks to air quality as a result of

construction, earthworks and trackout activities. With best-practice mitigation measures implemented the impact of construction will not be significant.

- 8.18. Given the sustainable location and close proximity to the university campus future student occupiers would have no need to own cars. When compared to office workers, there would be a net-reduction on personal vehicle trips and a reduction in congestion and associated pollution. The proposal will therefore have a beneficial impact.
- 8.19. Heating and hot water will be provided by a natural gas fired modular boiler system, the details are yet to be confirmed and so this was not assessed within the report.
- 8.20. The annual mean and short-term (1-hour) mean nitrogen dioxide concentrations are predicted to meet the relevant air quality objectives for future occupiers.
- 8.21. The allocated parking provision for electric charging points falls below the threshold, however there are mitigation measures set out within the Transport Statement and Travel Plan to promote active and public transport.

Utilities

- 8.22. The Utility Statement and M&E Report (prepared by Cundall) set out the demands for the building and proposed works to utilities to facilitate the refurbishment.
- 8.23. The existing electrical supplies will be removed and replaced with new low voltage (400v/50Hz) supply(s). Individual electricity meters will be provided for the apartments, which will be located in the existing switch room located in the basement. The existing distribution unit will be replaced as they are out-dated and no longer comply with regulations.
- 8.24. The existing gas supply and meter will likely require replacement to accommodate an increased gas flow resulting from the refurbishment. National Grid has been contacted to provide a quote to upgrade the existing Natural gas supply to the building including new meter with pulsed output.
- 8.25. Existing BT connections and distribution board will be retained and re-used. New ducts are proposed at basement level, within the electrical intake room. The new additional ducts will provide alternative communication and/or data services into the building.
- 8.26. The mains water connection and below drainage connections are sufficient to serve the new development and will therefore be retained and reused.
- 8.27. The building will be predominantly naturally ventilated through retention of openable windows. There are no trickle vents in the existing windows and so a mechanical supply and extract ventilation system will be installed to supply air to the living area and extract through the bathrooms. The duct risers and duct work at roof level will be installed, connecting to a self-contained Air Handling Unit which will be fitted with a heat recovery system.
- 8.28. LED lighting will be installed inside the building, with appropriate lighting controls. The existing lift will be replaced, and disabled toilet/refuge alarms, CCTV, fire and security systems will be provided.
- 8.29. The M&E report provides further detail on the utilities work proposed and sets design parameters for the equipment. The report confirms the proposed equipment is energy efficient, easily maintainable and Part L compliant.

Flood risk

- 8.30. The Flood Risk Assessment prepared by Scott Hughes states that the information from the Environment Agency Indicative Flood Maps has determined that the site is located within low risk Flood Zone 1, i.e. land defined as having a less than 1 in 1,000 annual probability of

river flooding. Although a Flood Risk Assessment is not required in line with National Planning Policy Framework, the Council have requested an assessment of flood risk due to the change of use to accommodation.

- 8.31. According to government guidance the sequential test does not need to be applied to minor developments and changes of use. The site is also at low risk of flooding from surface water, groundwater and artificial sources. The potential risk of flooding from private drainage due to the increase in flows associated with the proposed residential use has been covered within the Cundall's Utilities Statement (Ref: 1016102-RPT-8) submitted with this application.
- 8.32. To summarise, the Cundall's assessment concludes that "An estimated peak foul water flow from Levels 02 – 06 is approximately 5.910l/s, using British Standard 12056, sizing methodology. The existing 150mm drain connection is deemed adequately sized to accommodate the estimated flows from all fixtures and fittings on Floors 02 – 06. The existing 150mm diameter drain will be retained and reused". The proposed development therefore adheres with Local Plan policies LP27 and LP28.

Waste management

Waste management facilities and procedures

- 8.33. Students will be responsible for bringing waste from their rooms to the residential refuse store on the first floor. It is conveniently located close to the lift and stairwell.
- 8.34. It has capacity to accommodate five bins (360l capacity). We consider this will allow for sufficient recyclable and non-recyclable waste provision for the building's occupiers. Alternatively, if preferred, two 1100L bins could be accommodated, if the doorway were to be widened.
- 8.35. Building management staff will be in daily attendance, with duties including monitoring the residential refuse store, and transferring waste from there to the basement store on a regular basis. Waste will be transferred by management staff from the first floor to the basement via the lift, which is located close to the store.
- 8.36. At basement level, the bin storage area is located a short distance from the lift. The storage area comprises sufficient space for 8 bins (volume 1100 litres) to serve the residential component of the building. This is considered sufficient to cater to the recyclable and non-recyclable waste of the residents.

Existing waste management facilities

- 8.37. The existing retail units on the ground floor of Ramsden House are responsible for taking their waste to the basement, where they place it in a compactor (indicated on the basement plan). The gym and flexible A1/A3/A5 uses are considered to generate less waste than the existing retail units. The existing waste management solution which currently benefits from a weekly collection on a Friday is sufficient to serve the waste requirements for the ground and first floor. There is excess capacity to accommodate waste from the student residential scheme and therefore, the proposed development meets the requirements of Policy LP24 relating to waste management.
- 8.38. The scheme will make use of the bins which we propose at first floor and basement level. Management staff will be trained in the use of the compactor, so that should the basement bins become full, they will be able to transfer excess waste to the compactor.
- 8.39. The compactor complies with all relevant safety standards. Students will not be permitted to use the compactor and will not access the basement other than for bicycle storage. All refuse movements to the basement will be undertaken by trained management staff.

Vehicular access

- 8.40. Waste from the basement is currently collected by refuse collection vehicles once a week. The refuse vehicle enters the basement via the single vehicle access point, and removes the waste generated by the compactor. These collections will also collect waste generated by the student scheme. This will be arranged in liaison with the refuse collection company.
- 8.41. Safety of students using the basement to access their bicycles will be guaranteed in the same way as is presently the case for those using the basement for car parking, ie by the clear sight lines; adequate space available; existing lighting; and clear routes for pedestrians.

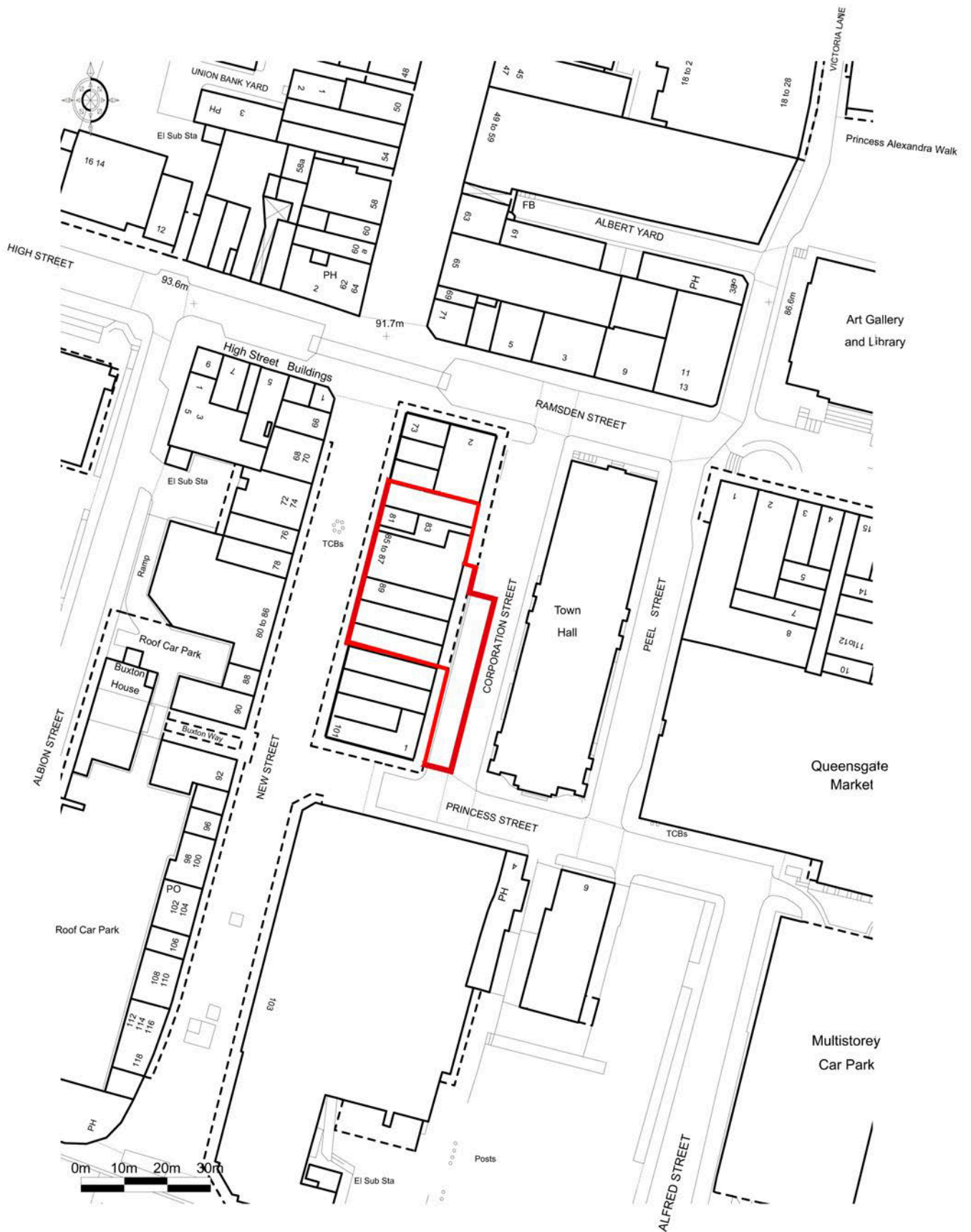
Additional requirements

- 8.42. At the start of term, residents will be given contact details for building management staff, for use in the event of requirements and emergencies. This information will also be posted in a prominent place in the reception area eg a noticeboard. Should there be any issues in relation to waste management at a time when no management staff are on-site, for example, first-floor bins are full and need emptying with greater frequency, residents will be able to contact building management staff in order to request assistance.

9. Conclusions

- 9.1. WSP | Indigo Planning has prepared this Planning Statement on behalf Threadneedle Pensions Limited (the Applicant) in support of an application for student accommodation and supporting ground floor uses at Ramsden House, New Street, Huddersfield, HD1 2TW.
- 9.2. The conversion of Ramsden House from B1a office space to student accommodation has previously been considered acceptable and is a material consideration which weighs in favour of the development. Nevertheless, the principle of the student accommodation has been assessed against up to date local planning policy considerations and should be considered acceptable in this regard. This statement also demonstrates that the existing office accommodation is no longer capable of employment use.
- 9.3. High quality student accommodation is compatible with neighbouring uses in this location and is beneficial for the wider area, reducing pressure on the general housing market in line with NPPF requirements to boost significantly the supply of housing. Local policy recognises the role of housing in improving the town centre and seeks to support University expansion and there is an identified need for such accommodation. The NPPF similarly acknowledges the role of residential development in encouraging town centre vitality.
- 9.4. The loss of A1 floorspace at ground floor level should not be resisted where there proposed uses deliver substantially greater benefits to the town centre than the existing A1 uses. Furthermore, local and national policy lend support for a wide range of complementary uses to help support the vitality of the town centre. The proposed non residential uses will promote activity, footfall and the evening economy and meet the aspirations of the Council to create a vibrant town centre.
- 9.5. The proposed ground floor uses form an integral part of the comprehensive scheme and without these supporting uses, delivery of the residential scheme may not be realised. The substantial benefits the scheme will deliver; including the social economic and environmental benefits brought about by the conversion of the vacant office space into residential, outweigh any identified impact of the loss of A1 floorspace.
- 9.6. Overall, the change of use of Ramsden House and the improvement of its appearance will have a positive impact on the heritage assets closest to it, namely the Town Hall and the south-western edge of the Conservation Area. Where Ramsden House falls within the wider setting of the heritage asset, there will be a moderate improvement to the setting. This adds to the environmental benefits already stated above.
- 9.7. This Statement clearly demonstrates that the proposal represents sustainable development and accords with the relevant local and national policies on balance. The presumption in favour of sustainable development should therefore be applied and the application approved on this basis.

Appendix 1



Key:

— Site Boundary

Project: Ramsden House, Huddersfield
 Title: Site Location Plan
 Date: 02/12/2014
 Scale: 1:1250 @ A4
 Drawing Number: (03) 01
 Client: Threadneedle Property Investment
 Job No: 758.01

Appendix 2

Oak House, New North Road, Huddersfield, West Yorkshire, HD1 5LG

Tel: 01484 477600

DX: 712972 HUDDERSFIELD

Email: huddersfield@walkersingleton.co.uk

walkersingleton.co.uk

Our ref: RDT/32238

Mr Alex Brouwer
Threadneedle Portfolio Services Limited
Cannon Place
78 Cannon Street
London
EC4N 6AG



29th July 2019

Dear Alex

Ramsden House, New Street, Huddersfield, HD1 2UU

I have been asked by yourself to provide a short note to your planning advisers, Indigo Planning, setting out details of length and scope of marketing history at the above property.

I can confirm that Walker Singleton Chartered Surveyors act on behalf of Threadneedle Portfolio Services Ltd and we have advised the company for many years in respect of property matters at Ramsden House, New Street, Huddersfield.

Location

The property is prominently located within Huddersfield town centre bounded by New Street, Ramsden Street and Corporation Street, being adjacent to the Town Hall and within the town's main shopping district.

The main bus station and railway station is situated only a few minutes' walk away and various car parks are available in the immediate vicinity.

Description

Ramsden House comprises a substantial multi storey office building situated within the town centre with access from both New Street and Corporation Street and is served by a passenger lift to all floors.

The available accommodation comprises the 2nd, 3rd, 4th and 6th floors of the building. The office suites are predominantly open plan and benefit from a good specification throughout to include carpet floor-coverings, suspended ceilings incorporating Cat II lighting, gas central heating, perimeter trunking, air conditioning and kitchenette and w.c provision.

HUDDERSFIELD • HALIFAX • BRADFORD • LEEDS • ESTABLISHED 1889

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Property House, Lister Lane, Halifax, West Yorkshire, HX1 5AS.
VAT Registration No. 686 6644 77. Regulated by RICS.
A list of directors is available from the registered office.



General Comments & Market Conditions

As a result of the Referendum on 23rd June 2016 concerning the UK's membership of the EU, we have entered a period of significant uncertainty in relation to many factors that historically have acted as drivers of the property investment and letting markets.

Anecdotally and after speaking with property agents whilst there remains demand for property generally and specifically investments, the levels of demand are comparatively lower than the same point last year. Whether this is a trend relating to the current economic uncertainty remains to be confirmed.

Marketing

As you may be already aware as well as having a Commercial office in Huddersfield, Walker Singleton is also based in Halifax, Bradford and Leeds. We specialise in the marketing of commercial property and I would recommend you view our website to see the breadth and quality of the instructions we currently handle.

The property has been vacant for a number of years and Walker Singleton commenced marketing this property, offering it "TO LET" back in September 2013. I have enclosed a set of our marketing particulars for your information.

Our marketing activities have included the following:

1. Placing of an angle board fronting High Street & New Street at the property advertising the accommodation "To Let". Initially this generated a number of enquiries but unfortunately no new tenants.
2. Letting particulars have periodically been distributed through our extensive mailing lists which is distributed to approximately 33,000 local commercial property agents and private parties.
3. Numerous viewings of the property have been undertaken over the years most recently with Kirklees NHS Clinical Commissioning Group.
4. Social Media advertising has been undertaken and also newspaper advertising including adverts in the Kirklees Business News.
5. The property appears on our website www.walkersingleton.co.uk and a number of other property portals which include: Rightmove, Zoopla, EGI Property Link and other property platforms we subscribe too.

Throughout the marketing of the property interest levels have been relatively low due to the lack of office tenants looking for space within the Huddersfield town centre office market. The competition within the town for office tenants is high with other available office suites at 30 Market Street, The Media Centre, Norwich Union House and out of town centre offices readily available at Pennine Business Park in Bradley.

Below I have provided a couple of enquiries which we have had for the office property over the marketing period and reasons for tenants not progressing a lease at the property.

Proposed tenant name	Requirement (ft ²)	Date	Reason for not progressing
Sesame services Ltd	10,000	November 2015	Ideally didn't want to be town centre and required a large amount of parking. Decided upon letting some space out of the town centre.
Switalskis Solicitors	8,000	September 2015	Decided upon a different town centre office property which had some parking spaces.
Tenants details undisclosed, Cushman & Wakefield acting	4,000 – 7,000	September 2017	Decided upon other stock within the town centre.
Kirklees & Huddersfield CCG	10,000 – 12,000	Early 2019	Withdrew from the market due to no office properties being suitable.

Almost six years of marketing has brought about only a very limited amount of interest. Given the multi-storey nature of the property and the relatively large amount of space available, the proposal to change the use of the property into residential accommodation brings the property back into economic use.

I trust this is sufficient for your purposes.

Yours sincerely



Paul B Andrew DipSurv MRICS
 Walker Singleton (Commercial) Ltd

Appendix 3

HUDDERSFIELD STUDENT SUPPLY
AND DEMAND REPORT
Q3 2019

Executive Summary

Huddersfield is home to 1 higher education institution and has a total of 14,930 full time students.

20.09% of students studying in Huddersfield are international compared to the UK average of 22.90%.

13.33% of students studying in Huddersfield are postgraduates compared to the UK average of 18.40%

12.99% of students studying in Huddersfield live in other rented accommodation compared to the UK average of 35.73%.

23.98% of students studying in Huddersfield live in purpose built accommodation (PBSA) compared to the UK average of 10.13%.

There are a total of 5,392 private bedspaces and 0 university bedspaces.

There are 3,980 first years and international students in the target market.

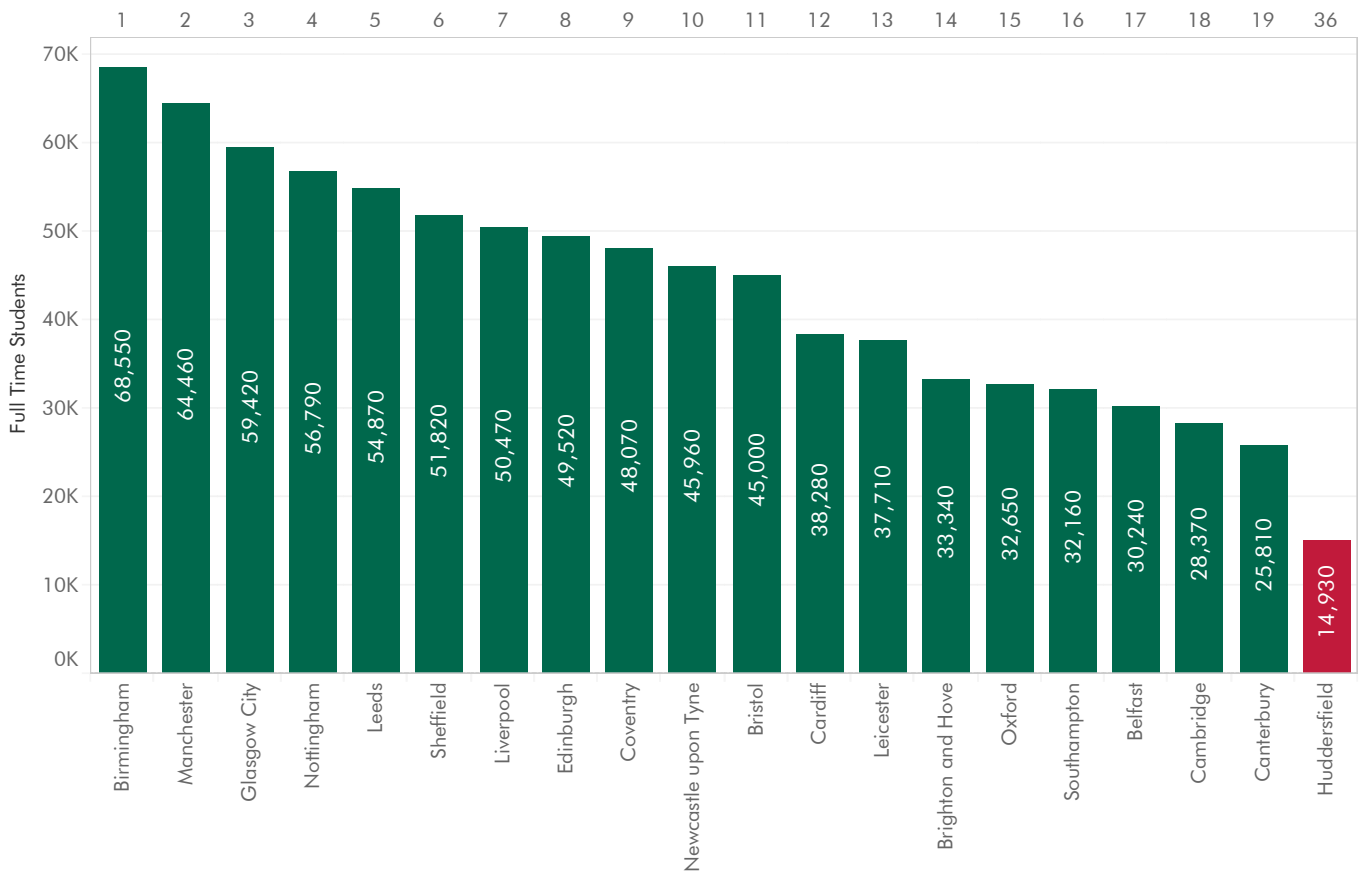
Academic Year
2017/18

Campus Loc., Huddersfield

Overview

Huddersfield is home to 1 higher education institution. According to 2017/18 HESA data (the latest HESA data available) there were a total of 14,930 full time students in Huddersfield, which can be compared to other UK cities and towns shown below:

Top 20 Student Populations (Excluding Greater London At 312,110 Students)



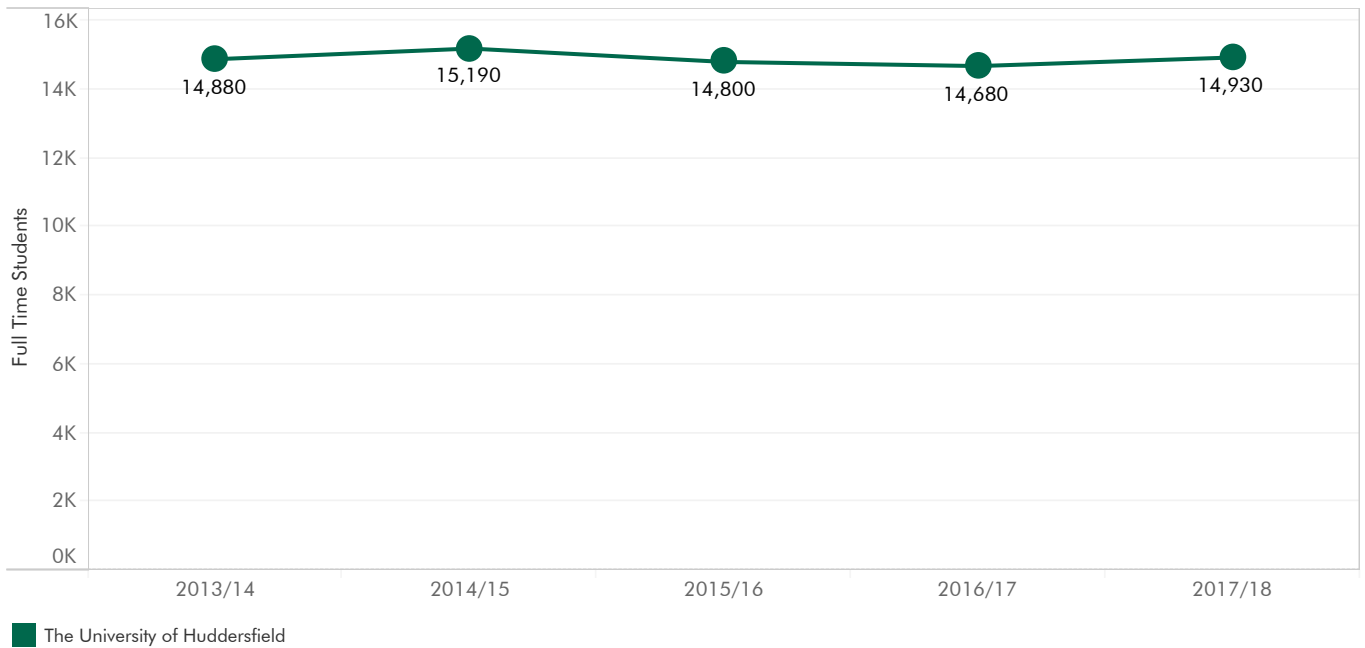
Source: HESA Student Records (2017/18)

A more detailed breakdown of Huddersfield's student population compared with the rest of the UK is shown in the table below:

Student Population Breakdown (2017/18)

City Stats			UK Stats		
		% of Total			% of Total
Non-EU	2,460	16.48%	Non-EU	297,190	16.11%
Other EU	540	3.62%	Other EU	125,130	6.78%
UK	11,930	79.91%	UK	1,422,220	77.10%
Postgraduate	1,990	13.33%	Postgraduate	339,480	18.40%
Undergraduate	12,940	86.67%	Undergraduate	1,505,060	81.59%
Grand Total	14,930	100.00%	Grand Total	1,844,550	100.00%

Huddersfield-Student Population



Source: HESA Student Records (2017/18)

Postgraduate

University Name	2015/16			2016/17			2017/18		
	Non-EU	Other EU	UK	Non-EU	Other EU	UK	Non-EU	Other EU	UK
The University of Huddersfield	640	150	980	510	140	1,140	630	140	1,220

Undergraduate

University Name	2015/16			2016/17			2017/18		
	Non-EU	Other EU	UK	Non-EU	Other EU	UK	Non-EU	Other EU	UK
The University of Huddersfield	1,370	580	11,070	1,530	450	10,900	1,820	400	10,720

Year on Year Chnage

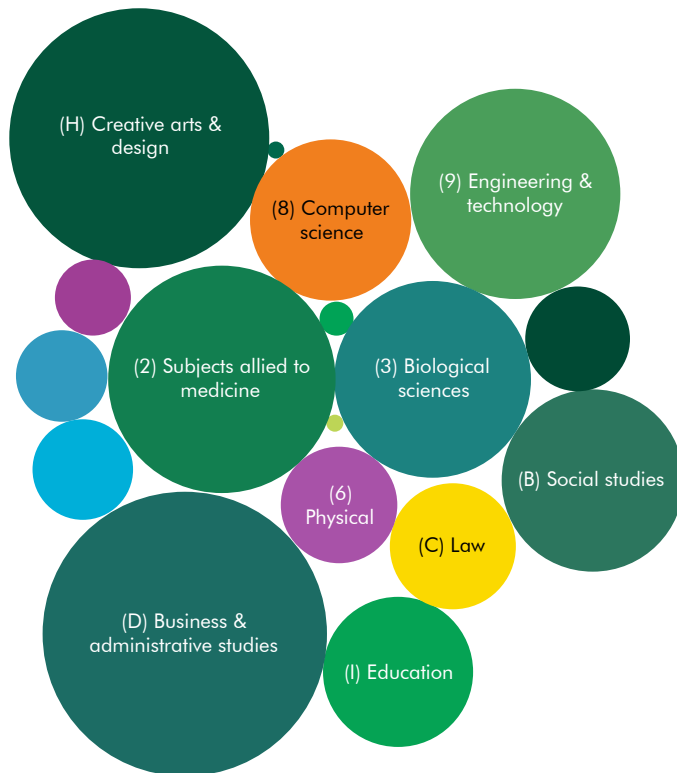
Year	2015/16		2016/17		2017/18	
International Percentage	↓	-5.05%	↓	-3.86%	↑	13.57%
Postgraduate Percentage	↓	-0.10%	↑	5.28%	↑	5.68%
Total Students	↓	-2.57%	↓	-0.81%	↑	1.70%

University Students' Subjects Studied

The University of Huddersfield

Subject Studied

- (2) Subjects allied to medicine
- (3) Biological sciences
- (5) Agriculture & related subjects
- (6) Physical sciences
- (7) Mathematical sciences
- (8) Computer science
- (9) Engineering & technology
- (A) Architecture, building & planning
- (B) Social studies
- (C) Law
- (D) Business & administrative studies
- (E) Mass communications & documentation
- (F) Languages
- (G) Historical & philosophical studies
- (H) Creative arts & design
- (I) Education
- (J) Combined



Source: HESA Student Records (2017/18)

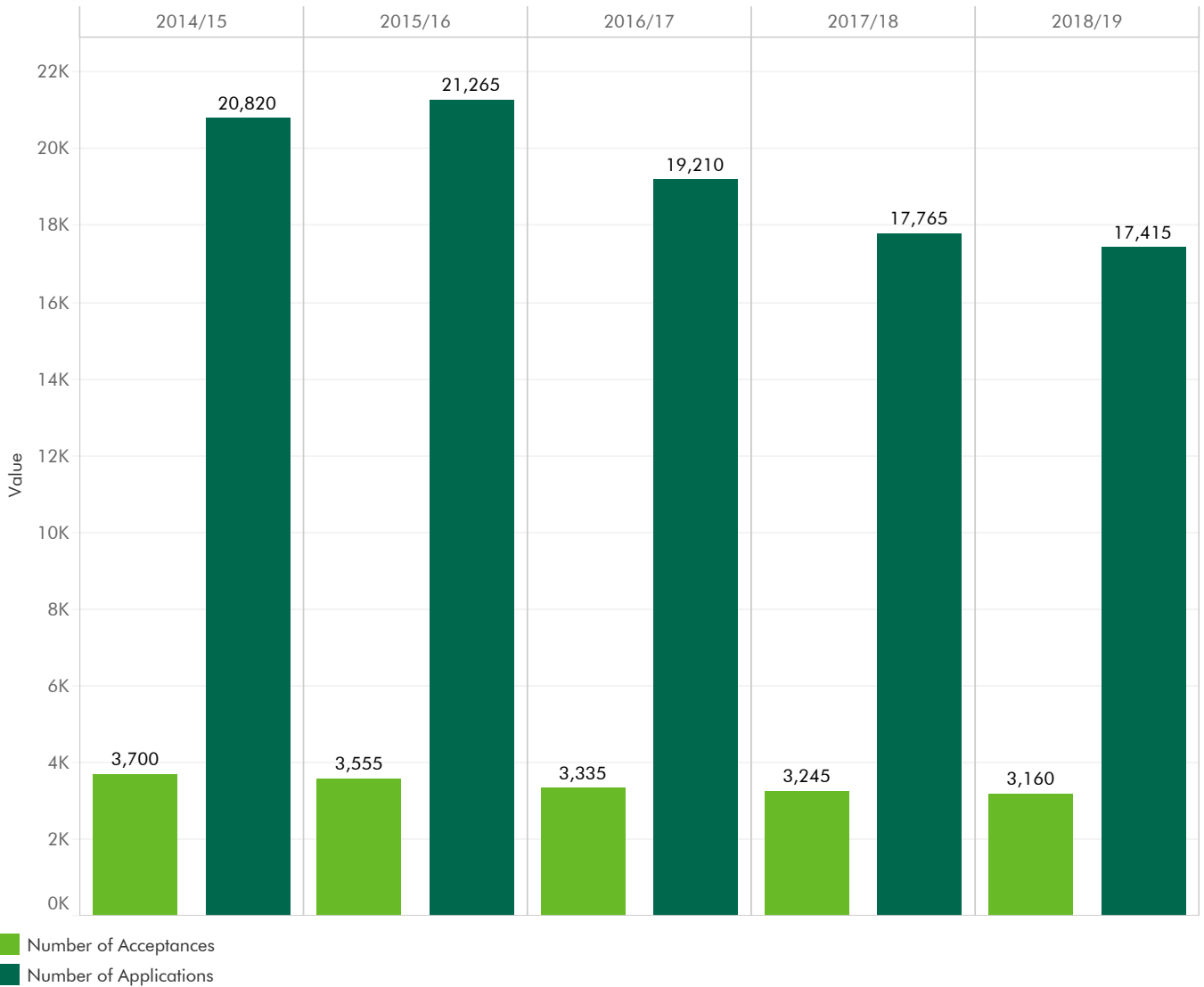
The University of Huddersfield

Subject Studied	Total Students	% of Total Students
(D) Business & administrative studies	2,800	18.75%
(H) Creative arts & design	2,340	15.67%
(2) Subjects allied to medicine	1,790	11.99%
(9) Engineering & technology	1,530	10.25%
(3) Biological sciences	1,340	8.98%
(B) Social studies	1,150	7.70%
(8) Computer science	900	6.03%
(I) Education	780	5.22%
(C) Law	550	3.68%
(6) Physical sciences	470	3.15%
(A) Architecture, building & planning	380	2.55%
(E) Mass communications & documentation	350	2.34%
(F) Languages	290	1.94%
(G) Historical & philosophical studies	200	1.34%
(7) Mathematical sciences	40	0.27%
(5) Agriculture & related subjects	10	0.07%
(J) Combined	10	0.07%
Grand Total	14,930	100.00%

UCAS Application/Acceptances

Whilst HESA only records up to 2017/18, UCAS have released more up to date data for undergraduate applications which is detailed below:

University of Huddersfield'

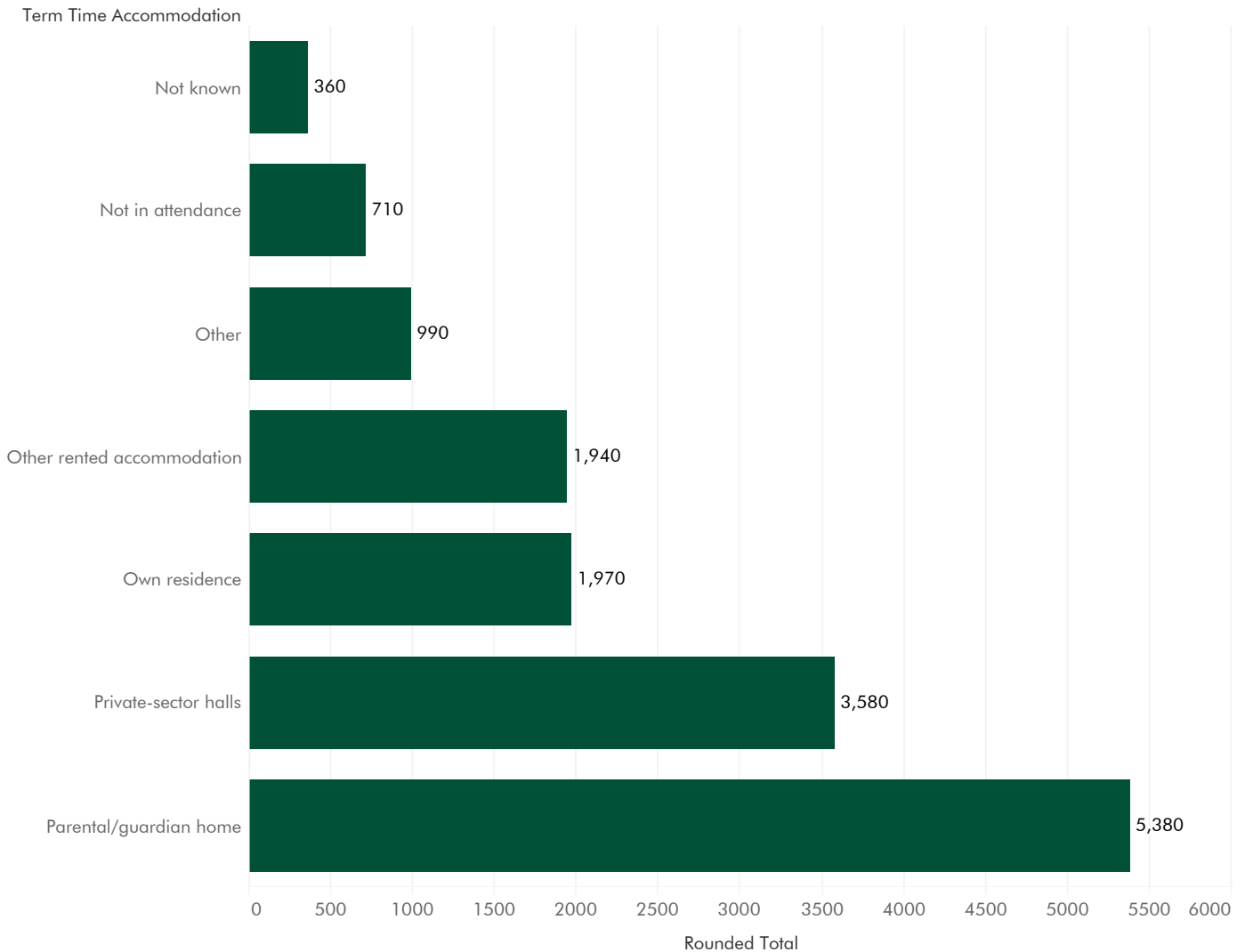


Year on Year Change

	2014/15	2015/16	2016/17	2017/18	2018/19
Applications % Change	0.41%	2.14%	-9.66%	-7.52%	-1.97%
Acceptances % Change	2.21%	-3.92%	-6.19%	-2.70%	-2.62%
Ratio	5.63	5.98	5.76	5.47	5.51

Term Time Accommodation

The table below details the types of accommodation occupied by students studying in Huddersfield in 2017/18:



Term Time Accommodation Table

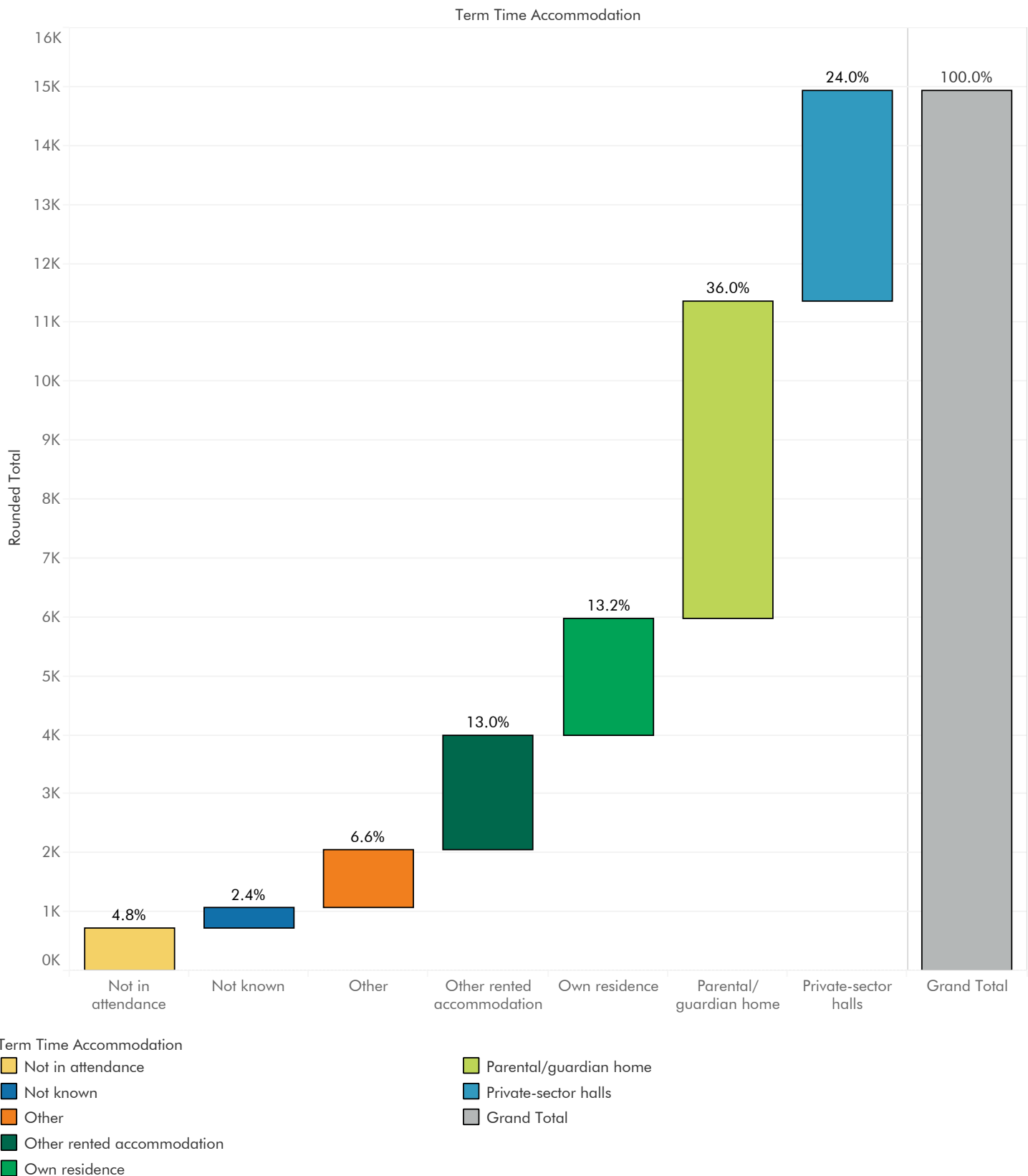
UK Average

Not in attendance	4.76%	1.35%
Not known	2.41%	2.19%
Other	6.63%	3.68%
Other rented accommodation	12.99%	28.83%
Own residence	13.19%	17.20%
Parental/guardian home	36.03%	19.27%
Private-sector halls	23.98%	8.17%

N.B. 'Own residence' is a student's permanent residence, which may be either owned or rented by them. Ideally 'own home' would be split out between students who own and those who rent, as those who rent are a key part of the target market for purpose built student accommodation providers.

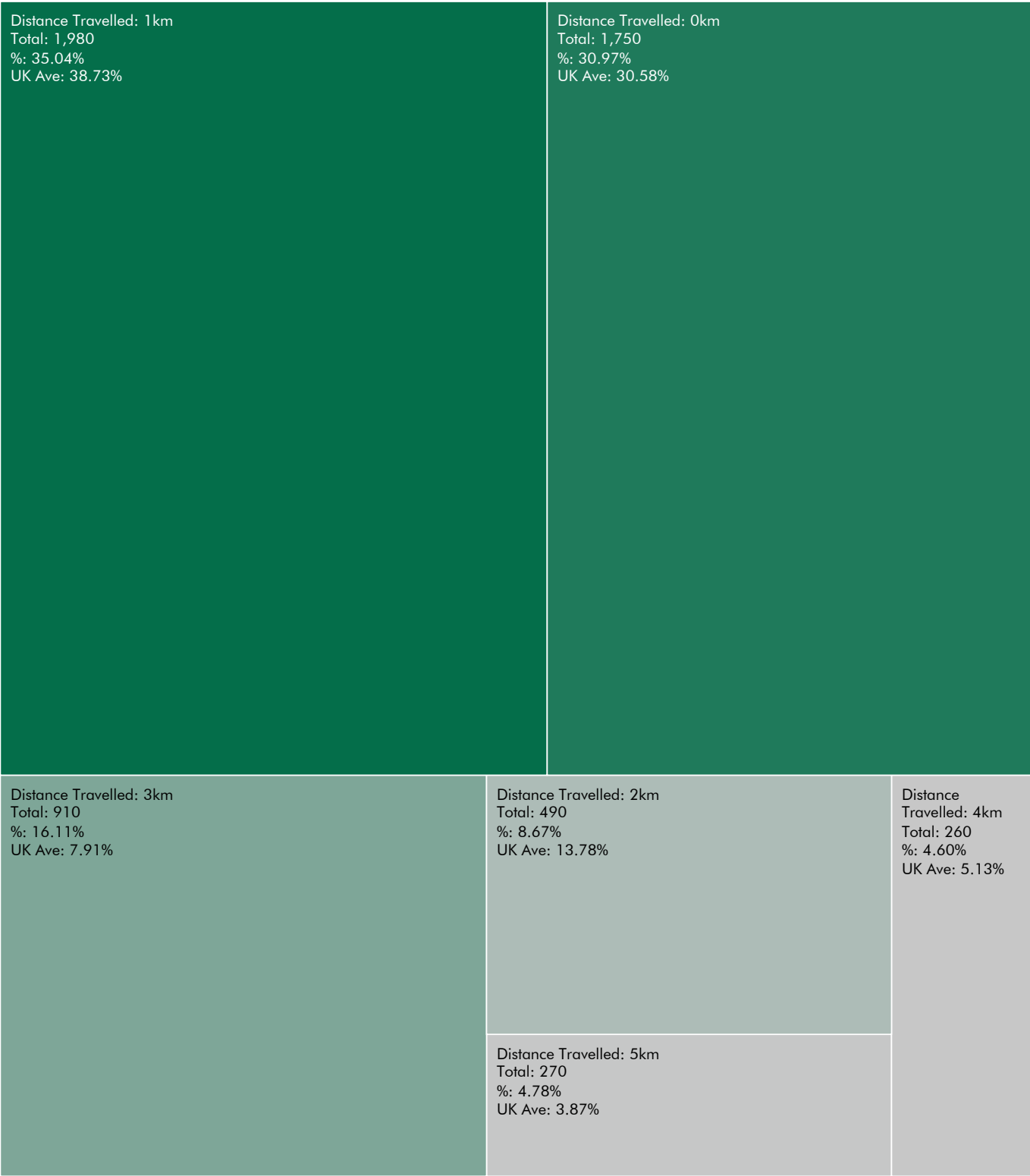
Where Students Live

The types of accommodation can be broken down by institution as follows:



Distance Travelled to Campus

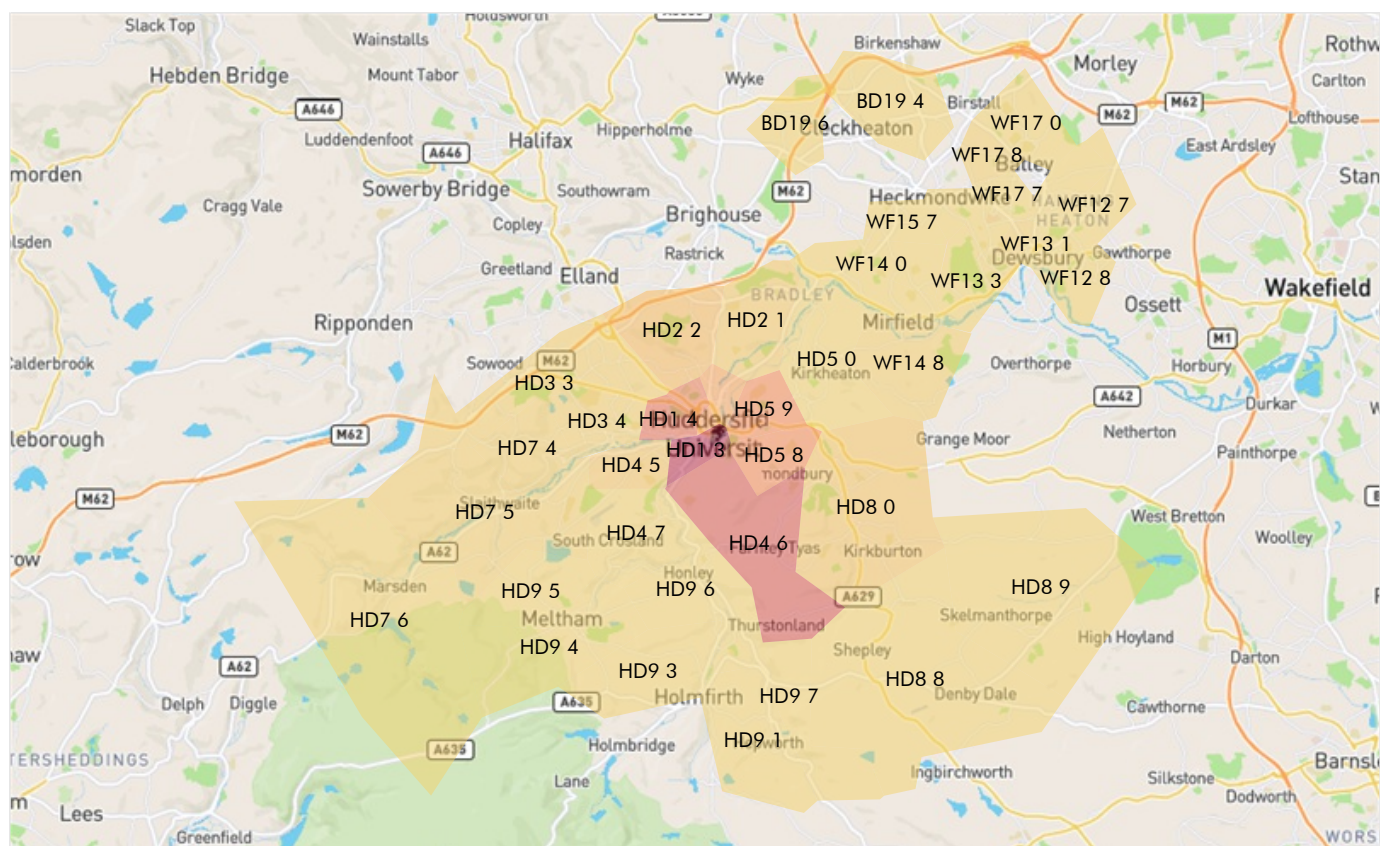
Using 2017/18 HESA data a breakdown of the distances that students are willing, or have to, travel, in order to get to their university campus are shown:



Source: HESA Student Records (2017/18)



Where Students Live in the Other Rented Sector



Total 0.0 360.0

Source: HESA Student Records (2017/18)

Postcode	
HD1 3	360
HD4 6	270
HD1 4	210
HD1 5	180
HD5 8	150
HD5 9	150
HD1 1	110
HD1 2	110
HD1 6	90
HD2 2	50
HD4 5	30
HD8 0	30
HD2 1	20
HD3 3	10
HD3 4	10
HD7 4	10
HD7 5	10
WF13 2	10
WF14 8	10
WF17 8	10
BD19 4	0
BD19 6	0
HD4 7	0
HD5 0	0

Term Time Local Authority (Cleaned)
Kirklees

HEADROOM ANALYSIS

Using 2017/18 HESA data to calculate student demand for PBSA and our own research to find the expected number of bedspaces, we have updated the supply and demand statistics.

The purpose of calculating the headroom is to show the potential number of students that would live in PBSA. It excludes students living in a parent or guardian home, living in own residence and those who are not in attendance.

The headroom analysis is set out below:

DEMAND

Total Full Time Students (HESA 2017/2018)	14,930
Less Living W/ Parents, Not in Attendance, Own Residence	8,060
UK First Year and all International Students	3,980
Returners Demand	2,900
Total Potential Students in the Target Market	6,870

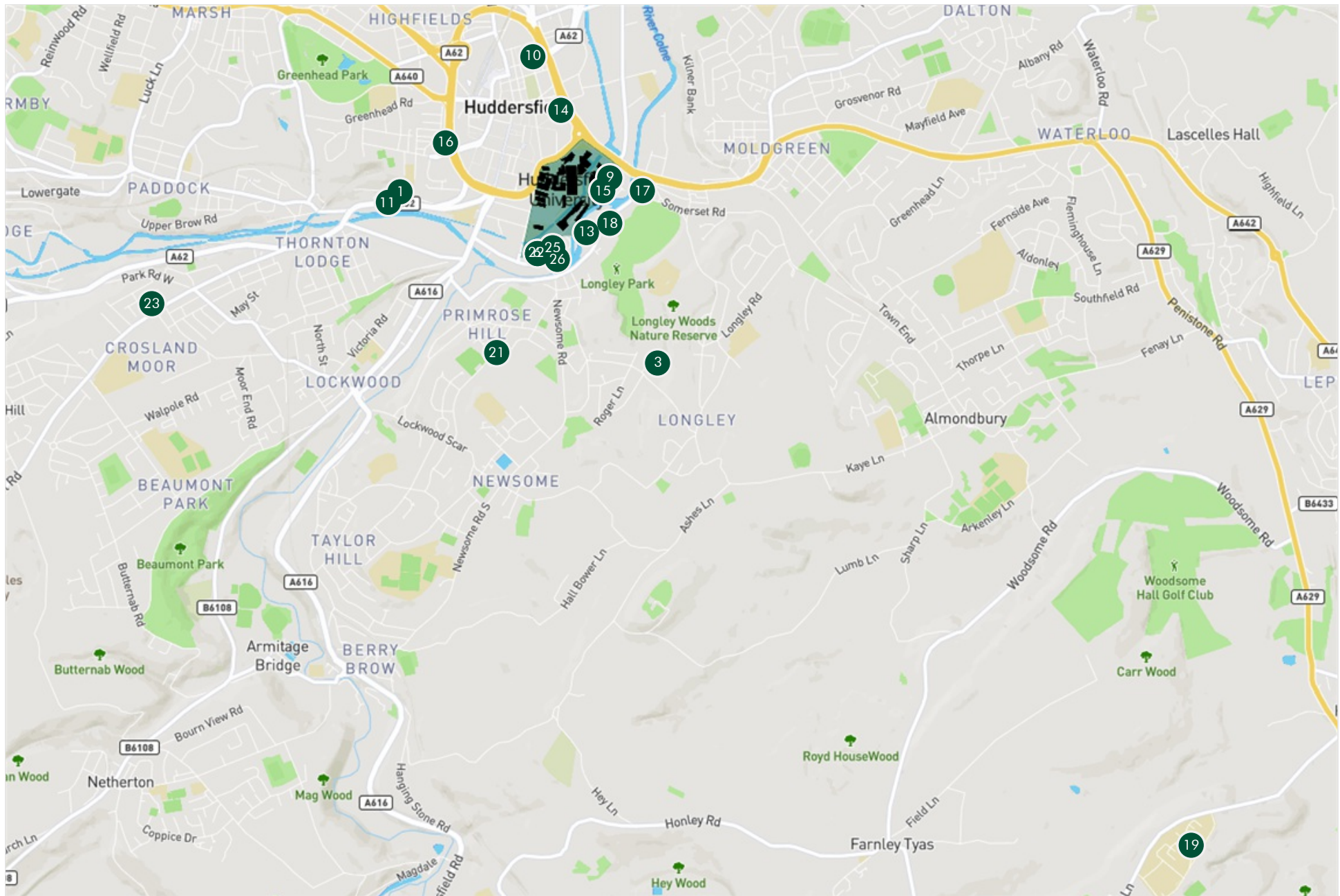
SUPPLY

Private Halls (CBRE Research 2019/2020)	5,392
University (CBRE Research 2019/2020)	0
Current PBSA Supply	5,392
PBSA in The Pipeline (Permission Granted,Q3 2019)	20
Total PBSA Supply Including Pipeline	5,412

HEADROOM

	Headroom
First Year/International Students Market Less Supply	-1,412
First Year/International Students Market Less Supply (W/Pipeline)	-1,432
Total Target Market Less Supply	1,478
Total Target Market Less Supply (Inc Pipeline)	1,458

Huddersfield-Scheme Location Map



RENTAL SCHEDULE 2019/20

Management Company1	Total Schem..	Standard Un..	Unit Type (as Advertised)1	Room Size1	Tenancy Len..			
1, 42 Bankfield Road, Student Cribbs	26	Non En-suite	Null	No detail available at this st..	52	£83		
3, Ashenhurst Houses, DIGS Student	280	Non En-suite	Classic	No detail available at this st..	44	£70		
6, Broomfield House, Sasco Student Living	36	Studio	Executive	24 m2	44	£150		
					48	£145		
					51	£140		
			Executive Plus	27 m2	44	£160		
					48	£155		
					51	£150		
			Superior	21 m2	44	£140		
					48	£135		
					51	£130		
			9, Firth Point, Host Student Living	200	En-suite	Basic	No detail available at this st..	44
Classic	No detail available at this stage	44				£85		
		51				£85		
9, Firth Point, Unite Students	200		Basic En-suite	Null	Null			
10, Huddersfield Central, CastleHill Living	36	Studio	Null	No detail available at this st..	0			
11, Kingfisher House, Casserly Property Management	252	Studio	Deluxe - Prices From	No detail available at this stage	44	£100		
					51	£100		
			Standard - Prices From	No detail available at this stage	44	£90		
		51	£90					
13, Kingsmill Studios, Hello Student	98	En-suite	Within a 2 bedroom apartment	No detail available at this stage	44	£137		
					51	£127		
		Studio	Classic	17 - 20 m2	44	£157		
					51	£145		
			Compact	16 - 18 m2	44	£153		
					51	£143		
			Premier	20 - 22.5 m2	44	£177		
					51	£167		
		Ultra	25 m2	44	£209			
				51	£193			
		14, Kirkgate Residence, Kirkgate Residence Limited	102	En-suite	2 Bedroom Apartment (price for whole ap..	No detail available at this st..	44	£209
					3 Bedroom Apartment (price for whole ap..	No detail available at this st..	51	£189
Other	Chantry House			No detail available at this stage	44	£135		
					51	£124		
	Tudor / York / Stewart House			No detail available at this stage	44	£149		
					51	£139		
Studio	Deluxe			No detail available at this stage	44	£119		
					51	£109		
	Standard			No detail available at this stage	44	£119		
					51	£99		
15, Little Aspley House, iQ Student Accommodation	257			En-suite	Bronze Ensuite	Null	Null	
					Bronze Ensuite Plus	Null	Null	
		Silver Ensuite	Null		Null			
		Silver Ensuite Plus	Null		Null			
		Studio	Bronze Studio	Null	Null			
16, Oldgate House, Hello Student	179	Studio	Executive Deluxe Floors 1-5	29.2 m2	44	£197		
					51	£167		
			Executive Deluxe Floors 6-8	29.2 m2	44	£203		
					51	£153		
			Premium Classic Floors 1-5	20.7 - 21 m2	44	£163		
					51	£147		
			Premium Classic Floors 6-8	20.7 - 21 m2	44	£167		
					51	£153		
			Standard Classic	23.2 m2	44	£123		
					51	£107		
			Superior Classic	21.4 - 21.8 m2	44	£157		
					51	£143		
Superior Classic with Terrace	21-4 - 21.8 m2	44	£167					
		51	£153					
17, Saw Mill, Host Student Living	378	En-suite	Basic	No detail available at this stage	44	£106		
					51	£101		
			Classic	No detail available at this stage	44	£99		
					51	£102		
			Premium Range 1	No detail available at this stage	44	£109		
					51	£115		
			Premium Range 2	No detail available at this st..	44	£139		
Studio	Classic	17.39 m2	51	£173				

RENTAL SCHEDULE 2019/20

Management Company1	Total Schem..	Standard Un..	Unit Type (as Advertised)1	Room Size1	Tenancy Len..	
17, Saw Mill, Host Student Living	378	Studio	Premium Range 1	31.74 m2	51	£182
17, Saw Mill, Unite Students	378		Basic En-suite	Null	Null	
18, Snow Island, Host Student Living	427	En-suite	Classic	No detail available at this stage	44	£95
					51	£94
			Premium 1	No detail available at this stage	44	£135
					51	£115
			Premium 2	No detail available at this stage	44	£131
					51	£126
			Premium 3	No detail available at this stage	44	£135
					51	£130
18, Snow Island, Unite Students	427		Classic En-suite	Null	Null	
19, Storthes Hall Park, DIGS Student	1381	En-suite	Classic	No detail available at this st..	44	£85
			Classic Double Sharing	No detail available at this st..	44	£144
			Classic Double Single Occupant	No detail available at this st..	44	£99
			Classic Plus Ensuite with Premium Kitchen/..	No detail available at this st..	38	£105
			Classic Plus with Dining Style Kitchen	No detail available at this st..	44	£90
			Classic Plus with Sociable Style Kitchen - T..	No detail available at this st..	44	£95
			Classic Plus with Social Style Kitchen - Typ..	No detail available at this st..	44	£95
21, The Chapel, Alpha Student Management Ltd	44	En-suite	Prices Coming Soon	No detail available at this st..	44	
		Studio	Prices Coming Soon	No detail available at this st..	44	
22, The Courtyard - Block A, Sasco Student Living	40	Studio	Executive	24 m2	44	£150
			Large Studio	24 m2	48	£145
					51	£140
23, The Courtyard - Block B, Sasco Student Living	24	Studio	Executive	24 m2	44	£150
					48	£145
					51	£140
			Executive Gold	27 m2	44	£165
					48	£160
					51	£155
			Executive Plus	24 m2	44	£160
					48	£150
					51	£145
			Superior	21 m2	44	£145
					48	£140
					51	£135
			Bronze - Aspley	No detail available at this stage	44	£98
					51	£94
25, Iq Aspley House, iQ Student Accommodation	729	En-suite	Bronze - Little Aspley	No detail available at this stage	44	£94
					51	£98
			Bronze Plus - Aspley	No detail available at this stage	44	£112
					51	£107
			Bronze Plus - Little Aspley	No detail available at this stage	44	£112
					51	£107
			Copper - Little Aspley	No detail available at this st..	44	£94
			Gold - Aspley	No detail available at this stage	44	£135
					51	£122
			Gold Plus	No detail available at this st..	44	£149
			Silver - Little Aspley	No detail available at this stage	44	£114
					51	£109
			Silver Plus - Aspley	No detail available at this stage	44	£125
					51	£119
			Silver Plus - Little Aspley	No detail available at this stage	44	£125
					51	£119
			Silver- Aspley	No detail available at this stage	44	£114
					51	£109
26, Iq Castings, iQ Student Accommodation	653	En-suite	Bronze- Aspley	No detail available at this st..	51	£197
			Silver- Aspley	No detail available at this st..	51	£202
			Bronze Plus	No detail available at this stage	44	£111
					51	£106
			Silver Plus	No detail available at this stage	44	£119
					51	£114
		Studio	Dual Occupancy Gold	No detail available at this st..	51	£199
			Gold	No detail available at this st..	51	£192
			Silver	No detail available at this st..	51	£186

Pipeline Q3-2019

Permission	Title1	Pcode1	Planning Ref	CyName Client	
Detail Planning Approval Granted	1 Lord Street, Huddersfield - Student Apartments	HD1 1QA	2018/91684	London Property Investments Limited	20
Grand Total					20

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