

## Jade3 Architecture Ltd

**J**ob reference: 2019 enquiry 46  
**A**ddress: **Change of use to former part vacant hotel (C1 use) to form 9no residential apartments (C3 use) to part of Huddersfield Hotel complex site, at Beast Market/Kirkgate, Huddersfield**  
**D**ate: 6-11-2020  
**E**xtra notes: **heritage report with planning statement**

### Introduction

Jade3 has been asked by client Mr Balbir Panesar to advice on a retrospective full planning change of use application for parts of the Huddersfield hotel site. The change of use is to former part vacant hotel (C1 use) to form 9no residential apartments (C3 use) to part of Huddersfield Hotel complex site, at Beast Market/Kirkgate, Huddersfield

Part of the first floor and attic formed part of the vacant Huddersfield hotel under C1 use class. The rear portion of Huddersfield hotel is the former nightclub, (not listed) being a sui generis use classification which has been vacant for many years. The former night club is in a dilapidated state and to do nothing will deteriorate further to a state of disrepair. The Boy and Barrel pub (grade 2 listed) adjacent is a C4 use class.

The part vacant Huddersfield hotel has been vacant for several years and needed a facelift to ensure that the fabric of the building(s) can be maintained to avoid further deterioration and disrepair.

This is a heritage report

### THE APPLICATION SITE

The Huddersfield hotel complex is a cluster of several buildings grouped together and is situated around Kirkgate, Beast Market and the ring road. It lies within the edge of Huddersfield town centre conservation area. There are a few grade 2 listed buildings within the clusters. Boy and Barrel pub with 33-41Kirkgate are grade 2 listed buildings. The rear portion of buildings along Beast Market is not listed, however, since they are within the conservation area and also within the curtilage of the listed buildings, then extra design considerations are to respect the significance of the respective buildings to ensure that little harm are cause by the change of use

proposals. A series of historic maps have been researched to understand how the Huddersfield hotel complex had been derived from the past.



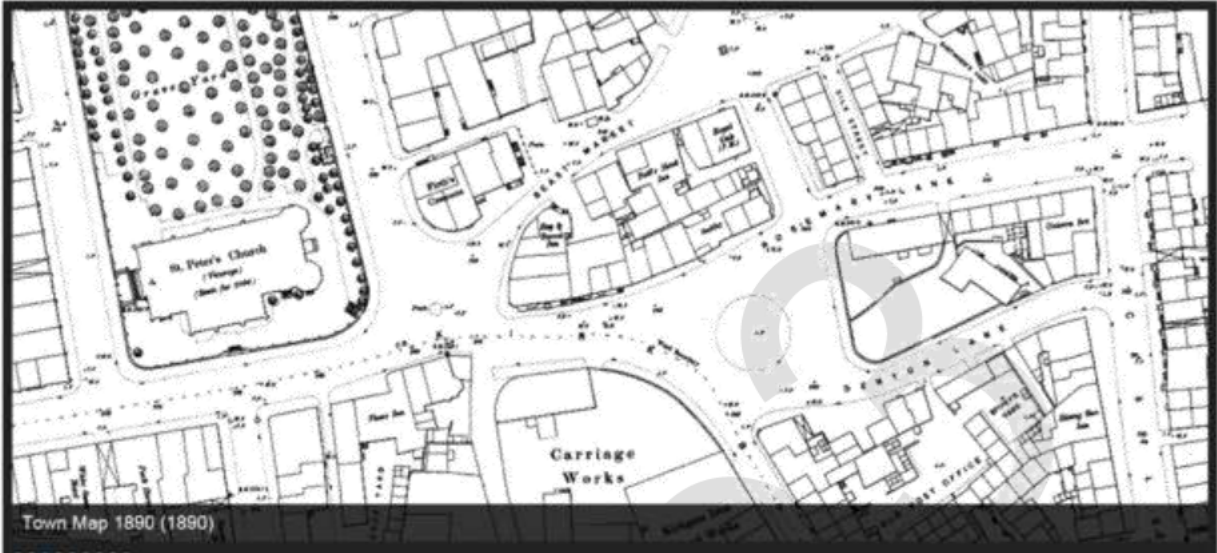
**Excerpts of Huddersfield town centre conservation area where Huddersfield hotel complex are situated on the edge**



**Historic map 1851 showing the Huddersfield hotel complex is linked to a series of terraced properties**

# Jade3 Architecture Ltd

RIBA   
Chartered Practice



Historic map 1890 showing the Huddersfield hotel complex split away from the terraced properties



Historic map 1894 showing the Huddersfield hotel complex split away from the terraced properties



**Historic map 1905 showing the Huddersfield hotel complex split away from the terraced properties**



**Historic map 1908 showing the Huddersfield hotel complex split away from the terraced properties**



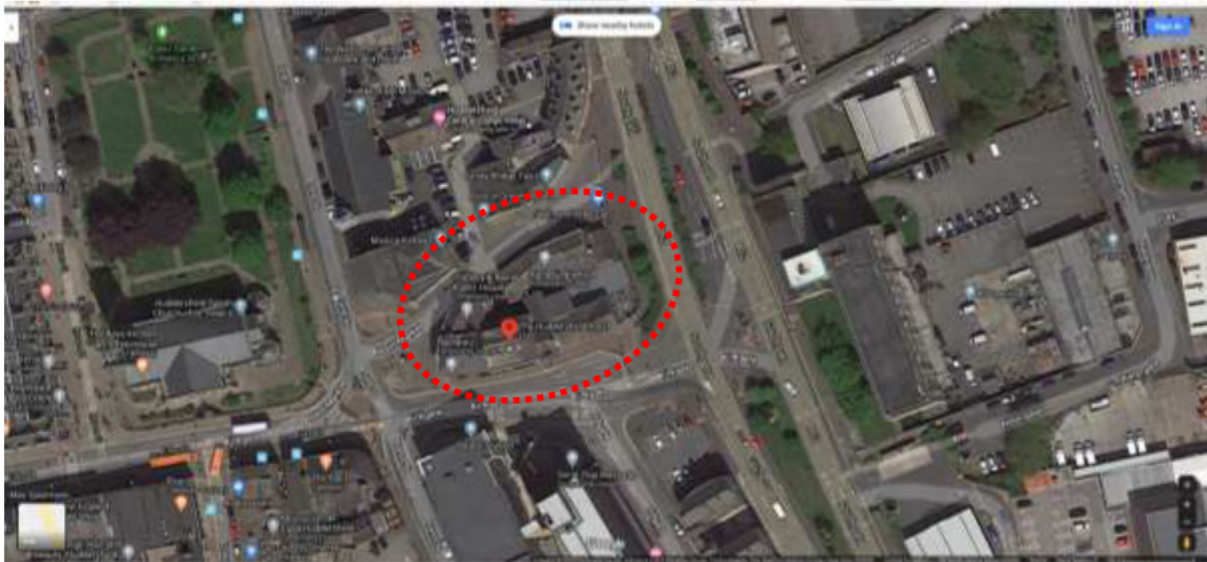
**Historic map 1930 showing the Huddersfield hotel complex split away from the terraced properties**



**Historic map 1947 showing the Huddersfield hotel complex split away from the terraced properties**



**Historic map 1950 showing the Huddersfield hotel complex split away from the terraced properties**



**Current present map 2020 showing the Huddersfield hotel complex split away by Southgate ring road**



**Birds eye view of Huddersfield hotel complex with a clusters of buildings**

## BOY AND BARREL INN

### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1313795

Date first listed: 29-Sep-1978

Statutory Address: BOY AND BARREL INN, BEASTMARKET

**Excerpts of Boy and Barrel pub being grade 2 listed buildings**

## Jade3 Architecture Ltd

### Location

Statutory Address: BOY AND BARREL INN, BEASTMARKET

The building or site itself may lie within the boundary of more than one authority.

District: Kirklees (Metropolitan Authority)

National Grid Reference: SE 14658 16783

### Details

BEASTMARKET 1. 5113 (South Side) Boy and Barrel Inn SE 1416 NE 2/152 II GV 2. Early or mid C19. Ashlar. Pitched slate roof. 3 storeys. Moulded eaves cornice and blocking course. 3 ranges of sashes. "Boy and Barrel Inn" in good sans-serif between 1st and 2nd floors. Overlifesize figure of Boy sitting astride Barrel on blocking course. Ground floor has late C19 wooden public house front, panelled to dado, glazed above (with some stained glass), and moulded wooden cornice about that. Hammer-dressed stone extension to north-east has canted corner with one range of tripartite sashes wrapped around it.

Listing NGR: SE1465816783

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 339504

Legacy System: LBS

## Excerpts of Boy and Barrel pub being grade 2 listed buildings

# 33 AND 35, KIRKGATE

## Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1313503

Date first listed: 29-Sep-1978

Statutory Address: 33 AND 35, KIRKGATE

### Excerpts of 33-35 Kirkgate being grade 2 listed buildings



The **red** edge showed the part grade 2 listed building. The **blue** edge showed the adjacent properties that are not listed.

## Jade3 Architecture Ltd

### Location

Statutory Address: 33 AND 35, KIRKGATE

The building or site itself may lie within the boundary of more than one authority.

District: Kirklees (Metropolitan Authority)

National Grid Reference: SE 14656 16769

### Details

KIRKGATE 1. 5113 (North Side) Nos 33 and 35 SE 1416 NE 2/758 II GV 2. Single composition with No 6 Beastmarket. Early or mid C19. Ashlar. Hipped slate roof. 3 storeys. Moulded eaves cornice. Blocking course. 4 ranges of sashes, those at south end paired. Door to No 35 has 4 moulded panels, fanlight, moulded surround and moulded cornice. Plain railings to area. Rounded corner to Beastmarket. 2 ranges of sashes on Beastmarket elevation.

Listing NGR: SE1467616774

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 340088

Legacy System: LBS

### Excerpts of 33-35 Kirkgate being grade 2 listed buildings

**Jade3 Architecture Ltd**

RIBA   
Chartered Practice



# 37-41, KIRKGATE

## Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1134979

Date first listed: 29-Sep-1978

Statutory Address: 37-41, KIRKGATE

**Excerpts of 37-41 Kirkgate being grade 2 listed buildings**

## Jade3 Architecture Ltd

### Location

Statutory Address: 37-41, KIRKGATE

The building or site itself may lie within the boundary of more than one authority.

District: Kirklees (Metropolitan Authority)

National Grid Reference: SE 14668 16772

### Details

KIRKGATE 1. 5113 (North Side) Nos 37 to 41 (odd) SE 1416 NE 2/759 II GV 2. Early or mid C19. Ashlar. 3 storeys. Moulded eaves cornice and blocking course. Full entablature above ground floor, taken on paired Tuscan pilasters framing doors and windows. Upper floors have 6 ranges of sashes with glazing bars. Ground floor has 3 pairs of double doors with moulded panels and fanlights with glazing bars and late C19 shop windows in original openings. Plain cast iron railings to area.

Listing NGR: SE1467616774

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 340089

Legacy System: LBS

### Excerpts of 37-41 Kirkgate being grade 2 listed buildings

## Jade3 Architecture Ltd

As can be seen on the listings, most of the elements listed are externals. There are no historic features or interest internally and therefore the change of use will not affect any harm to the parts of respective buildings.

The following Kirklees Local Plan and National Planning Policies Framework will be considered

### Kirklees Local Plan: adopted 27-2-2019

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP21 – Highway and access
- LP23 – Core walking and cycling network
- LP24 – Design

### National planning policy framework (NPPF) published February 2019

- chapter 2- achieving sustainable development
- Chapter 3 – Plan making
- Chapter 4 – decision making
- Chapter 12 – achieving well designed places



View of parts of Huddersfield hotel from Beast Market

## Jade3 Architecture Ltd

### Assessment of Significance

The NPPF recommends that, in determining applications, local councils should require applicants to describe the **significance** of any heritage assets affected, including any contribution made by their setting.

The **significance** of heritage assets is assessed from their physical presence, archaeological, architectural, artistic or historic interests and their setting as follows.

□ **Archaeological interest:** *derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.*

□ **Architectural interest:** *derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.*

□ **Artistic interest:** *derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

□ **Historic interest:** *derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.*

The heritage interest of an asset's **physical presence** is assessed in terms of attributes identified in statutory criteria, general principles for selection as published by Historic England.

The heritage interest of an asset's **setting** is assessed in accordance with Historic England's The Setting of Heritage Assets (2015c), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of **setting** may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

## Jade3 Architecture Ltd

The overall **significance** of a heritage asset is the total value of its interest as follows **Very High, High, Medium, Low, Negligible and Unknown** using the criteria presented below.

The contribution of a given site to an historic asset's **significance** is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment as follows **high, medium, low and neutral** are presented below.



**Parts of rear buildings from Beast Market**

### **Historic Environment Baseline Introduction**

The following section identifies known heritage assets that may have the potential to receive effects from the proposed change of use development.

### **Historic Assessment**

The Huddersfield hotel complex site is grouped together as an island site and is situated along a busy Southgate ring road and sandwiched between Beast Market

## Jade3 Architecture Ltd

and Kirkgate within Huddersfield town centre Conservation Area. The Huddersfield town centre Conservation Area encompasses the historic core elements of the area that has a positive contribution to the streetscene. The built form of this part of Huddersfield town centre Conservation Area has a fine grain of historic buildings that are generally 2-3 storeys in massing. The street pattern reflects the era of the area and hence protected within the Huddersfield town centre Conservation Area.

The Huddersfield town centre Conservation Area has been designated for its historic character and setting interests. These interests derived from the survival of the 19th century buildings that boasted their wealth, prestige and civic pride of the Victorian era at that time. The Huddersfield town centre Conservation Area has a mixture of historic and modern buildings that are built in a variety of building materials predominantly in sandstone and slates roof.

The existing properties comprises a 2-3 stories massing, it is sandstone built Victorian building with stone slate roof. Accommodation is arranged internally into basement, ground, first, second and third floor attic space.



**View of Boy and Barrel pub from junction between Beast market and Kirkgate**

## Jade3 Architecture Ltd

### Proposals

As can be seen, the change of use proposal is of good design and certainly adds a **positive contribution and significance** back into the local character and distinctiveness of the area.

The change of use do not affect the respective building facades and retains the heritage of the clusters of buildings visually. Some existing windows and doors opening are to be retained and existing windows and doors that have been boarded up are to be reopened but preserve the existing architectural interest. The changes will in fact create a better visually improvements and appearance to the properties and the immediate area. Basically, it provides a practical and active re-use for parts of the currently vacant part Huddersfield Hotel buildings.

This Heritage statement has been written in order to provide a heritage assessment of parts of these properties and site in relation to the inclusive architecture, design features and surrounding buildings especially on the external facades and interior spaces. This heritage assessment has been undertaken to ensure that the external changes, prevents the inappropriate redevelopment of buildings or site and any subsequent negative visual impact on the Huddersfield town centre Conservation Area.

As explained earlier, there are no physical features existed internally that would be harmed. All external openings will be retained with existing windows and doors that are boarded up will be reopened. These changes cannot be worst than what is already existed in its present form, where boarded up forms an eyesore. More likely that this external improvements will revitalise and preserve the longevity of these buildings within the conservation area and act as a catalyst for others to follow.

### ASSESSMENT OF SIGNIFICANCE

#### Description of significance of heritage asset Basic information

##### Evidential value

The proposal relates to parts of vacant Huddersfield hotel buildings that are physically linked together and site comprises of a host property mainly associated with hotel use, the Boy and Barrel pub, San Vito Italian restaurant, former night club. However, despite vigorous marketing campaign but the spaces remained vacant and now there is a need to revitalise the buildings to avoid further deteriorations and disrepair. Parts of the ground floor former night club have been vacant for many years. Parts of the first floor Huddersfield Hotel have also been vacant for several

## Jade3 Architecture Ltd

years but felt a facelift is necessary to avoid the buildings from falling further into disrepair. The buildings are of traditional stone construction.

### Historic value

Although a few of the existing buildings are grade 2 listed, there are no building works anticipated to the externals and there are no historic features present internally that is to be preserved. The external façades form a group of clusters along Beast Market, Kirkgate and South gate ring road frontages and contributes positively towards the streetscenes. However, this parts of the vacant Huddersfield hotel is not listed and therefore no heritage values are affected.

There are no archaeological interests in these few buildings as there is no digging of the site.



View of Huddersfield hotel from Kirkgate

### Aesthetics value

Since some parts of the buildings remained vacant, to do nothing will allow a fine building to fall further into disrepair and it will remain worst than an eyesore.

## Jade3 Architecture Ltd

Therefore the positive decision for these improvements will improve the aesthetics value.

### Statement of significance

Our clients should be applauded for their effort in bringing a new lease of life to these part vacant Huddersfield hotel buildings otherwise a continual eyesore of street scene. As such, there is no conflict with **local plan policies** will add a positive physical and visual contribution positively on the attractiveness and character of the wider Huddersfield town centre Conservation Area. It will preserve the characteristic and setting of these clusters group of buildings and beyond.

### Contribution of the setting adds to that significance.

The external facades improvements would respect the architectural qualities and materials of host buildings and surrounding buildings and contribute positively to Huddersfield town centre Conservation area. Based on all of the above, the heritage significance and contribution as a result of the change of use and reopening formerly blocked up windows and doors are very low.



View of San Vito Italian restaurant from Kirkgate

## Jade3 Architecture Ltd

### ASSESSMENT OF IMPACT ON SIGNIFICANCE

#### Heritage Impact Assessment

Impact of proposal on **significance** has been established above, and the host buildings are noted for its external heritage contribution to the setting as a group of the Huddersfield town centre conservation area.

#### Mitigation of any harm

There will be no real visual impact or harm, positive or negative, on the social or economic context of the area. The change of use proposal is considered to be in accordance with the nature of the other properties and also sympathetic to the Huddersfield town centre Conservation area.

The building facades have been respected and no alterations are envisaged on the primary façades. The proposal incorporates the use of complimentary traditional materials in the construction and the replacement or repair would be on a like for like basis. The proposal also incorporates the retention of all other external features of the host buildings. All the alterations and modifications are mainly indoors and are considered to be very low significance and not harm the historic character or setting of the host buildings. The proposal would preserve and enhance the character or appearance of the Huddersfield town centre Conservation Area.

### JUSTIFICATION OF BUILDING WORKS

#### Public benefit of the development

The internal spaces of the part vacant Huddersfield hotel have been unused for several years. Due to the various changes in floor levels, it is not wheelchair user friendly and makes letting forever more difficult. Our client is committed to making a positive contribution to the Huddersfield town centre Conservation Area, and every opportunity has been sought to incorporate the ideas of the Conservation Officers in the design principles of this redevelopment.

The change of use is justified with low significance to the external fabric of the clusters of buildings. The internal do not have any historic interests and therefore can be adapted to suit the new residential use classification which preserves the setting and characters of these buildings with low significance.

## Jade3 Architecture Ltd

### Planning statement

The change of use proposal for parts of Huddersfield hotel complex site meets with the following

### Kirklees Local Plan Policies

#### **Policy LP1**

#### ***Presumption in favour of sustainable development***

*When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.*

*The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

*Proposals that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the proposal or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:*

- a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- b. specific policies in that Framework indicate that development should be restricted.*

Noted. Since some parts of Huddersfield hotel has been vacant for several years, it is considered a sustainable redevelopment and should be supported positively.

#### **Policy LP2**

#### **Place shaping**

*All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below:*

## **Jade3 Architecture Ltd**

### **Statement Place Shaping - Huddersfield Strengths/opportunities for growth**

*Frequent rail services to major cities across the north of England from Huddersfield station, as well as services to other towns in Kirklees and West Yorkshire. Good access to the M62, particularly from the north. Frequent bus network connecting Huddersfield town centre to outlying areas of the town and to other areas in Kirklees and elsewhere in West Yorkshire. Priority in Kirklees Economic Strategy to revitalise Huddersfield town centre*

*The University of Huddersfield and Kirklees College potentially attracting investment. The town centre is a focus for shopping and leisure and there are opportunities to enhance this provision; including through enhanced independent retail.*

*Attractive buildings and spaces of historic and architectural interest in the town centre. The town centre is the district's main cultural and leisure hub with opportunities to enhance this provision, along with links to the Stadium and proposed HD One development. Many areas of the town have good access to green spaces and the surrounding countryside for leisure opportunities.*

*Greenways present opportunities for walking and cycling, including proposed enhancements to the cycle network to Golcar and connections to the Calder Valley. Strong and innovative manufacturing sector linked to educational establishments.*

*The River Holme, River Colne, Huddersfield Narrow Canal and Huddersfield Broad canal, with the Aspley Marina and Waterfront Quarter can provide attractive settings for development and attract investment. Green Flag parks at Beaumont Park and Greenhead Park are leisure and recreation assets.*

*Economic opportunities in the creative sector linked to the University, Kirklees College and media centre. Mixed use development in sites around the town centre such as the Waterfront Quarter, former Sports Centre and Technical College site. Strong housing market in the north of Huddersfield. District centres at Almondbury, Lindley, Marsh and Moldgreen meeting a range of everyday shopping and service needs, along with other local centres throughout Huddersfield.*

### **Challenges to growth**

*Traffic congestion and poor access to M1 from across Huddersfield and poor access to M62 from the south. Maximising the potential of the relatively flatter and accessible potential development locations. Flatter areas at low levels tend to be at*

## Jade3 Architecture Ltd

*risk of flooding. Poor air quality in some areas. Pockets of high unemployment, deprivation and poor health.*

*The housing market is weak in some areas, which may be a barrier to development of brownfield sites. Some historic buildings are in poor condition, with the Conservation Areas at Birkby and Edgerton on the Heritage at Risk register Shortfall of Grade A office accommodation and private sector service employers relative to other large towns. Traffic detracting from environmental quality around Huddersfield town centre on the ring road and also Marsh and Moldgreen centres which are located on arterial roads.*

The change of use proposal has little effects on the external façade. Some existing windows and doors have been boarded up to prevent vandalism and is an eyesore. The change of use is mainly internal refurbishments and is considered to provide a good design and contribution towards the place shaping and enhance the visual qualities of the original host building and surrounding area and outweighs any visual harm of the character and setting of the area.

The building materials specified matches the existing aesthetics and will be visually consistent on the respective building frontages. The change of use meet with the aspirations of the local and national planning policies and also meeting with our clients brief and requirements.

### **Policy LP21**

#### **Highways and access**

*Proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.*

*New development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe. Proposals shall demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network. Proposals shall also consider any impacts on the Strategic Road Network.*

*All proposals shall:*

- a. ensure the safe and efficient flow of traffic within the development and on the surrounding highway network;*
- b. where needed, provide new infrastructure or improvements on or off site to ensure safe access from the highway network for pedestrians, cyclists, public transport users and private vehicles;*

## Jade3 Architecture Ltd

- c. be accompanied by a supporting Transport Assessment or Transport Statement where the development would generate significant trip generation, providing detail as to the impact on highway safety, air quality, noise and light restrictions;*
- d. take into account changes in site levels and topography to ensure the development can be accessed easily and safely by all sections of the community and by different modes of transport;*
- e. take into account the features of surrounding roads and footpaths and provide adequate layout and visibility to allow the development to be accessed safely;*
- f. take into account access for emergency, service and refuse collection vehicles;*
- g. provide on-site safe, secure and convenient cycle parking/storage facilities to encourage sustainable travel modes.*

The change of use proposal does not cause any highway issues since it is town centre redevelopment, there is no need for car parking provision.



**View of Huddersfield hotel from Kirkgate**

## Jade3 Architecture Ltd

### **Policy LP23**

#### **Core walking and cycling network**

*The core walking and cycling network as shown on the Policies Map will provide an integrated system of cycle routes, public footpaths and bridleways that provide opportunity for alternative sustainable means of travel throughout the district and provide efficient links to urban centres and sites allocated for development in the Local Plan.*

*The core cycling and walking network will be safeguarded and extended to provide opportunities to reduce the number of car journeys and to link settlements, employment sites and transport hubs. The safeguarding of the network will also provide further opportunities for leisure uses, cycling, walking and riding in the countryside by linking to existing bridleways and national trails where appropriate.*

*Disused railway lines and waterways throughout the district shall be protected from other forms of development to safeguard their potential to be reinstated to their former use for commercial or leisure purposes or to extend the cycling or footpath networks.*

*Proposals that may prejudice the function, continuity or implementation of the core walking and cycling network will not be permitted. Existing public rights of way that form part of the core walking and cycling network or elsewhere will be protected and enhanced.*

*Proposals shall seek to integrate into existing and proposed cycling and walking routes as identified in the core walking and cycling network by providing connecting links where appropriate; and regard shall also be had to linking to Strategic Green Infrastructure networks as identified on the Policies Map. Where there is an identified need, extensions or enhancements to the existing network can be secured through scheme design, planning conditions and planning obligations if this does not prejudice the overall viability of the development.*

The Huddersfield hotel complex location is ideally located in central of town centre and within walking distance to local shops especially the Kingsgate shopping centre is within 5 minutes walk.

Huddersfield town centre is 5 minutes and the location is easily accessible onto the Southgate ring road and 5-10 minutes drive onto the J23 or J24, M62 motorway. Since it is within the central of town, it is sustainable with buses and trains within 5 minutes walk to public transport systems.

## Jade3 Architecture Ltd

### **Policy LP24**

#### **Design**

*Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review. Proposals should promote good design by ensuring:*

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;*
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*
- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;*
- d. high levels of sustainability, to a degree proportionate to the proposal, through:*
  - i. The re-use and adaptation of existing buildings, where practicable;*
  - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;*
  - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;*
  - iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;*
  - v. providing charging points to encourage the use of electric and low emission vehicles;*
  - vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;*
  - vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;*
  - viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.*

## Jade3 Architecture Ltd

- e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;*
- f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;*
- g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;*
- h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;*
- i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and*
- j. the provision of public art where appropriate*

The form, scale, layout, details and the use of respective buildings are not affected by the change of use. The building materials used will respect and enhance the character of the surrounding area and the original host property. The character of townscape and respecting the grade 2 listings will be respected and enhanced. Therefore it accords with policy LP24(a)

### **The National Planning Policy Framework:**

*The National Planning Policy Framework is now a material planning consideration on any development proposal.*

### **NPPF Chapter 2- Achieving sustainable development**

*The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-*

***i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;***

As explained earlier, some parts of the existing Huddersfield hotel host property has been vacant for several years and with a new use would preserve the longevity and character of these buildings.. Therefore it is essential that this fresh use is supported positively as it is being creatively designed. This will continue to allow growth and innovation and also assist its neighbourhood to be tidy. This new facelift change of use would promote the economic role.

## Jade3 Architecture Ltd



**View of part buildings from Southgate ring road**

*ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;*

Since parts of the Huddersfield hotel buildings have been vacant, when a fresh use is established, it will assist to promote a strong, vibrant and healthy local community as promoted by the social role.

*iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy.*

The change of use will protect and enhance its natural, built environment readapting to green sustainability design and energy approach. The building materials will be sourced locally where possible. Using local skilled labours will also allow to develop continued skills otherwise might be lost.

The building merchants will also benefit and boost economy from this change of use redevelopment. As such the NPPF suggests local planning authorities should

## Jade3 Architecture Ltd

approve (re)development proposals that accord with statutory plans without delay. We believe that this change of use proposal accord with the aspirations of the NPPF and therefore we seek Kirklees considerations and support the benefit which outweighs any potential harm to the area. This change of use proposed a new home for at least 9no family members which will promote the environmental role.

### **NPPF Chapter 3. Plan-making**

*15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.*

As can be seen, there is an immediate need to refurbish this part of the Huddersfield hotel to avoid it falling into disrepair and achieving sustainable redevelopment based on the economic, social and environmental roles.

#### *16. Plans should:*

*a) be prepared with the objective of contributing to the achievement of sustainable development;*

*b) be prepared positively, in a way that is aspirational but deliverable;*

*c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*

*d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*

*e) be accessible through the use of digital tools to assist public involvement and policy presentation; and*

*f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).*

All noted.

### **NPPF Chapter 4. Decision-making**

*38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.*

All noted.

## Jade3 Architecture Ltd



Parts of San Vito Italian restaurant from Kirkgate and Southgate ring road

### ***NPPF Chapter 12. Achieving well-designed places***

*124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

Parts of the existing Huddersfield hotel buildings are of Victorian architecture and the change of use do not affect the external façade but enhanced the aesthetics by reopening some of existing boarded up façades. All these internal refurbishment is considered to be good design.

*125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an*

## Jade3 Architecture Ltd

*important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

*126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.*

*127. Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

*128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. 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.*

*129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of*

## Jade3 Architecture Ltd

*development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>47</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.*

*130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

*131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

*132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.*

### Summary

The **significance** of parts of the Huddersfield hotel complex buildings draw on the architectural, historical and aesthetical interests of its character and setting along Beast Market, Kirkgate and Southgate ring road. The character and setting of the Huddersfield hotel complex is defined by its siting within the streetscape of the Huddersfield town centre Conservation Area. The collective buildings provide a **positive visual contribution** to the streetscene with frontage that creates a sense of place, character and the setting akin to this designated heritage asset.

## Jade3 Architecture Ltd

It is considered that the proposed change of use scheme meets with the relevant Kirklees local plan and National Planning Policy Framework (NPPF). The proposed change of use will not create any visual harm to part of the properties. The proposed scheme provides a positive visual contribution to this heritage asset through the regeneration and refurbishments needed to readapt some part of this building back into positive use and providing a practical fresh use to parts of this vacant property.

There are no interesting features present on the interior and therefore any internal changes do not adversely impact on the heritage of the respective buildings. There are no external façade changes and mainly to reopen some of formerly boarded up windows and doors that add to the visual improvements and they do not cause any visual harm to the respective buildings.

The granting of positive decision on the change of use from is as follows

- help to generate local short and long term employment of local builders
- assists the business of local builders' merchants and other building material suppliers which can only be beneficial to the local economy boost.
- It gives part of the host buildings a new lease of lives and preserve its historic values , character and setting
- It also provides a fresh town living accommodation ethos provision that is lacking
- It helps to revitalise parts of vacant buildings and add to the government's housing targets.
- the change of use proposals are in accordance with national and local planning policies.

This change of use is necessary for the success of parts of these buildings to readapt and revitalise to a fresh use and all are considered to be of **low significance which does not harm the existing buildings or that of the listed buildings.**

Our client seek Kirklees Metropolitan Borough Council's support and look forward to a positive change of use and listed building consent so that these building works can assist to complete the regeneration and provides a **fresh use class.**

**Jade3 Architecture Ltd**



**View of part of rear buildings from Beast Market**

Yours faithfully

**Michael Chow** BA Arch, Dip Arch, RIBA, ARB  
Managing and Concept Director  
Chartered Architect and Urban Masterplanner

for and on behalf of Jade3 Architecture Limited