

Consultation Response from KC, Conservation and Design
2021/93374 14 - 18, King Street, Huddersfield, HD1 2QE
Change of use of first and second floor, erection of extension to form 3rd floor and external alterations to form 9no. apartments (Within a Conservation Area)
Date Responded: 29.10.21 | Responding Officer: Sue Brooks | Responding Ref:

14-18 King Street is a C20 building within the Huddersfield Town Centre Conservation Area, located on the south side of King Street, opposite the Grade II listed 13 to 17a King Street and 1 to 7 King Street, which are all three storey terraced retail premises in natural stone dating from the mid C18 to mid C19. Also opposite the building is 9-11 King Street, an early C20 three-storey building in the Art Deco style which contributes positively to the character and interest of the conservation area. In addition to these historic buildings are several late C20 buildings in varying designs and ranging from the former M&S building in natural stone and render to the Piazza Centre, an extensive two storey structure with glazed retail units on the ground floor and decorative panels on the first floor, and the Packhorse Centre with its glazing and decorative dark cladding.

The building itself is in red brick with small narrow first floor windows and a large top floor feature window on the corner of King Street and Victoria Lane, along with areas of white cladding boards and a surviving historic carved stone entrance doorway to Devonshire Chambers on the east elevation. This building, other than the historic entrance, makes a negative contribution to the character of the conservation area as it is out of keeping with the local vernacular, with large expanses of red brickwork and white cladding.

The proposal is for the conversion of the building to create 9 apartments, with external alterations and a top floor extension. The ground floor is retained as retail premises.

Although the top floor extension will increase the height of the building by one storey, the roof top extension is lightweight in design with extensive glazing and is set back from the elevations, sitting below the height of the adjacent building uphill to the west (former M&S building). The Conservation and Design Team consider that it will sit comfortably within this setting without dominating the street scene.

The design and materials of the prominent elevations facing Victoria Lane and King Street create interest and break up the elevations, with the vertical rhythm reflecting the style and architectural details of buildings on this street. External terraces and glazing on the prominent corner of the building create a point of interest, and the retention of the surviving Devonshire Chambers entrance, enhanced by a lightweight stair core above, creates some historic interest and a nod to the past use of the site.

The proposed external materials are white silicone render (K Rend or similar), Ibstock Elementix cladding panels for window infills, feature finish shot blasted York stone and extensive glazing.

The Conservation and Design Team consider this proposal to enhance the character of the conservation area and setting of the nearby listed buildings by creating lively and interesting elevations on this prominent corner building, while retaining the surviving historic detail on Victoria Lane. The scale of the proposal sits comfortably in this setting, with the design and materials respecting the character of the townscape on King Street.

Suggested conditions:

- External material samples should be submitted for approval, ensuring that high quality and robust materials and finishes are specified.

- The treatment and cleaning methods of the stone Devonshire Chambers entrance. This is constructed in ashlar stone with fine detailing and should not be sandblasted.