

Application for planning permission and Listed Building Consent

This application is in regard to the House at 24 Zetland Street for:-

1. Planning Permission and Listed Building Consent for:-
 - 1.2 Change of use of the house from C3 to Sui Generis;
 - 1.3 Permission to build a Pergola in part of the garden area;
 - 1.4 Install new:-
 - External fire doors;
 - PVC Double glazing to rear of premises;

Introduction

This application is in regard to the Showtime Premises situated at 24 Zetland Street, Huddersfield. The property 24 Zetland Street comprises a pub, house and garden area. A copy of the original title plan is shown at Appendix 1, page 17.

Showtime forms part of Hellfire Entertainment Ltd's (HEL) 'Huddersfield Project' to create The Colosseum, which currently includes three distinct buildings, referred to internally as: 'The Colosseum', the 'Showtime' Bar and the 'Club House', cumulatively: the 'Estate'.

The Showtime Bar and the Club House are both situated on the same land known as 24 Zetland Street, Huddersfield HD1 2RA (P.17).

A ground floor plan of the entire estate is also shown at Appendix 1, page 18.

Listed Building Consent in Conservation Area

The proposed change of use, building alterations, repairs and listed building consent relate entirely to the Club House, a listed building, the overall works also include part of the gardens on the Estate, specifically, the garden area immediately to the rear of the Club House; Neither The Colosseum or The Showtime Bar are listed, however all of the Estate is situated within a designated Conservation Area.

As the proposed works relate to a Listed Town Centre building within a Conservation Area, in line with best practice, as detailed within such as the National Planning Policy Framework (NPPF), HEL have incorporated additional information, including photographs of the area in which the Club House resides, what little historical data there is on the building and its significance or otherwise as a heritage asset within its setting, as well as addressing the accessibility issues often associated with older buildings and based on all of this, an impact assessment, which determines that:

None of the requested changes would degrade the building in any way, most especially in regard to it being a heritage asset, neither would the changes be visible to any member of the public from a public or private position within the Conservation Area outside of HEL's own Estate, including any and all public spaces, specifically a public road, path, private or public building.

Similarly, there would be no perceived negative impact from the proposed change of use and alterations to the building; in fact, to the contrary, the proposed use and changes would appear to only provide benefits to the immediate and surrounding area itself.

History of the Club House

Chris Marsden, one of Huddersfield's acknowledged historians, has undertaken a basic search of the history of the Club House and has found that going back to the late 1900's records show the Club

House was used in connection with Showtime and The Colosseum, most particularly it being used as a place of residence for actors, stage hands and such like, but no-one of any real notoriety, when the two buildings operated together as a theatre.

Since 2000 it is known to have been used primarily as offices for the venue prior to HEL acquiring the lease, as well as Managers and staff residence for the same and its last use for a year or so was as rented accommodation to a family.

Immediately prior to HEL acquiring the lease to 24 Zetland Street, the Club House was occupied by the previous Manager of the bar but was vacant at the inception of HEL's Lease and occupied by a family, possibly within the first year of Showtime's lease (or slightly later).

Change of use

Whilst it is acknowledged that some Towns and Cities are working towards augmenting more domestic dwellings within their commercial areas, it is clear that this is not appropriate to Zetland Street, which is re-developing into a stronger and more cohesive commercial area, heavily weighted towards the licenced trade, leisure sector and the night time economy.

This is exemplified in the comments and photographs of the immediate area at Appendix 3, page 21.

It is therefore HEL's opinion that the change of use from domestic to commercial is both entirely positive and beneficial to the area and in doing so, removes a problem rather than introduces one (replaces an inappropriate dwelling with a functional and wholly appropriate commercial entity).

The Club House is in effect, the second working stage of HEL's Huddersfield Project, the first being The Showtime bar, effectively a late night sports bar (The Colosseum is currently subject to a legal impediment).

Experience from the sports bar shows that there are competing interests between the younger generation, who want to be loud and boisterous and the older generation who prefer a more sedate environment. Much of the time, these two demographics are not compatible with one another.

The primary design and aim of The Club House, is therefore to offer an air of gentrification to Showtime's offering, wherein those with a higher disposable income can join a club which still offers the same high quality live sport, food and drink selection but in a more sedate and upmarket environment. This is detailed further in Appendix 2, p 19.

Pergola and Hot Tubs

A considerable amount of research has been expended in regard to the pergola and the hot tubs, pre and post the decision to use the Club House as the launch pad, points of relevance, the design and plans etc. are shown below and in Appendix 4, p. 29.

Contrary to what some may think, the hot tubs are not aimed at or intended for debortuary, but are in fact state of the art therapeutic hot tubs designed specifically for hydrotherapy, by way of example, the largest tub representing a £20,000 investment; the product and service, in addition to leisure, is therefore heavily biased towards the disabled, those with sports injuries, those over sixty years of age with age related ailments such as arthritis and hip replacement etc., as well as members of the Club House.

It will therefore be understood that much of the challenges and resultant design, form and function of the house centres around ease of access for the less able bodied.

The hot tubs have been left in situ for some time, during which, HEL have been testing out the level of noise from the Showtime Bar and the elements such as rain and external temperatures etc., all of which could potentially bring about a negative hot tub experience if not managed correctly.

The initial design for the hot tubs was to set them into the ground to enable our less able bodied guests easy access, however, after extensive consultation, two major problems were determined: 1. Being a public offering in the centre of town, there was likely to be a high take-up which would probably result in high maintenance and as the tubs are so big, taking them out of the ground for regular servicing would be far too complex and time consuming; 2. Having large ground level tubs in a venue licensed to sell liquor was deemed inappropriate. Therefore it was determined to keep the hot tubs physically sat on the ground and to develop a winching system, both to winch guests into and out of the tubs and that system could then also be used to easily raise the tubs for ongoing maintenance.

After much thought it was decided to create a theme based around the hanging gardens of Babylon, which were, by all accounts, heavily based around the Roman bath concept, hence the Pergola, which has also been designed to double up as a mechanism for chair lifts (to help guests in and out of the water) and for lifting the huge hot tubs safely in the air, which would then be shored up for maintenance.

Rather alarmingly, observations during this time have also thrown up a secondary problem which is the fact that some of the Showtime guests have developed a rather unpleasant practice of throwing things across the fence designed to separate the main 'beer garden', from the 'hot tub area'. This includes cigarettes, food cartons, bottles and glasses etc.

It is seemingly near impossible to police and eradicate this incorrigible behaviour totally, therefore the pergola design has been altered to both protect the public when using the hot tubs and to provide a way of retaining the heat/keeping the elements at bay when required.

The design and layout of the pergola is shown in Appendix 4, pages 29 & 30.

As the height of the Pergola is over 300mm, planning permission is required. The benefits of the pergola design are that it:-

1. Prevents drunken guests using the main garden area from throwing cigarettes, glasses, bottles and food etc. into the hot tub area;
2. Keeps the snow and rain off the hot tub users;
3. Retains some of the heat from the hot tubs;
4. Allows fresh air to circulate at all times;
5. Allows the sun in;
6. Is substantial enough to be used by incorporating a pulley mechanism to lift the hot tubs in the air for maintenance;
7. Allows barriers, stairs and hand rails etc. around the tubs to be built into the fabric of the design for safety and access problems (as the hot tubs are around three feet high), without looking out of place.

Planning factors taken into consideration

1. The pergola is to be sited in a conservation area;
2. The pergola is not visible from any point except within the curtilage of HEL's Estate and therefore does not affect the conservation area in any way;
3. The pergola is to be affixed to the rear of a listed building;
4. The protected and historical features of interest of the building are to the frontage only (see Appendix 3, page 21), the pergola is to the rear of the property and is therefore unable to

affect the protected features in any way; the rear of the building cannot be seen by anyone outside of HEL's estate and the pergola is not deemed to affect the aesthetics, integrity or functionality of the building in any way;

5. The pergola is to be a minimum of 1 metre from the boundary;
6. There is only one neighbouring property;
7. The neighbouring property is effectively land locked from the pergola and does not have any open land, windows or doors abutting the pergola;
8. The height of the pergola is over 300mm but under 2.5 metres;
9. The pergola covers less than 50% of the total garden area and less than 50% of the buildings on 24 Zetland Street;

Fire Doors and Disabled access

As the Club House is to be used as a venue open to the public, HEL have performed an internal risk assessment in regard to access and egress, specific to fire safety and disabled access. The results of which and the requisite requirements are detailed below.

HEL's Design and Access Statement is shown at Appendix 9, p. 43.

Fire

In regards to the potential for capacity, the existing layout of the Club House is fully compliant with fire regulations in regards to access and egress. Whilst this covers the legality, there is, however, no secondary exit from the first floor and the design throughout the entire Estate to date is to provide a secondary exit point for all areas.

Permission is therefore requested to install a new door to the side of the Club House at the first floor level, which would allow guests to find a place of safety on the roof of Showtime, in the case of an emergency.

It has not been determined yet as to whether the door will be a wooden fire door or a modern metal door.

The plans are shown in Appendix 4, P. 31 – change plan on P 32.

Disabled access

The front entrance through both the front and side door (fire exit/passageway) to the Club House is via two large stone steps and the public entrance to the rear is from the fire exit steps from the other half of the rear garden, none of which is appropriate for disabled use.

However, the Club House, main fire escape route and the ground floor garden are all at the same floor height as Showtime and Showtime is designed for disabled access and egress, the plan therefore is to put a new door to the side of the Club House, which will allow direct unimpeded access to and from Showtime.

It has not been determined yet as to whether the door will be a wooden fire door or a modern metal door.

The plans are shown in Appendix 4, P.32.

Club House design in comparison to Showtime

The Club House comprises a ground and first floor, whilst Showtime only has one floor where the Club House is physically connected to it; therefore the Club House towers above Showtime, as

shown in the photographs in Appendix 3. The side wall to Showtime includes a parapet, which provides a safety wall around the flat roof area of Showtime.

The Club House fire escape on the first floor therefore comes out almost at the roof level of Showtime. A few steps will then rise from the Club House fire exit to the height of Showtimes roof. A section of the parapet will be removed to allow guests to safely access the roof.

The photographs in Appendix 3 P. 28 and plans in Appendix 4, P's 29, 32, 33 and 34 show the side of the Club House where the two fire doors will open out onto. There is also a photograph showing the parapet on the flat roof that will be part removed to allow access, P.28. The plans add further detail to the proposed changes.

Replacement windows and door at the rear of the Club House

The windows to the front of the Club House have already been replaced with two PVC double glazed units on the first floor and secondary glass on the ground floor, prior to HEL's occupation. It is not known if planning permission was required and or obtained for any of this work.

If it is a legal requirement, HEL seeks retrospective planning permission.

There are three windows to the rear of the Club House, with the same layout as the front: two on the first floor, one on the ground. These windows are all old and require replacement as they can not be used for ventilation or emergency escape as they no longer open but also cause significant heat loss. Permission to replace with modern PVC double glazed equivalents to match those at the front of the Club House is requested.

There is also a plain basic fire door which is badly warped and no longer fits correctly in the door frame. This can not be repaired. Permission to install a new one is also requested, although permission is presumed not to be required. Photographs of the ill fitting door are included in the photographs at Appendix 3 and 8.

It has not been determined yet as to whether to replace the door with a wooden fire door or a modern metal door.

New Club House layout

As the marketing concept of the Club House is that guests will be entering an 'oldie worldie house' harking back to the 19th century, the interior of the Club House will be left more or less in its original design but will include 'upmarketing' by way of such as the addition of wood panneling and new flooring etc.

The ground floor front is to be used as a retail tobacconist and the ground rear for changing into swimware for the hot tubs.

The first floor will be used for a combination of food, drink and entertainment.

The original and new floor plans are shown in appendix 4.