



# KIRKLEES CULTURAL HEART

## ENVIRONMENTAL STATEMENT- NON-TECHNICAL SUMMARY

# Environmental Statement – Non-Technical Summary

## Kirklees Cultural Heart.

Land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre, Huddersfield.

On behalf of Kirklees Metropolitan Borough Council.

Date: September 2022 | Pegasus Ref: P21-0731

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## INTRODUCTION

1. This document provides a Non-Technical Summary (NTS) of the Environmental Statement (ES) which has been prepared to accompany a planning application by Kirklees Metropolitan Borough Council (the “Applicant”) for a proposed mixed-use development known as ‘Kirklees Cultural Heart’ (the “Proposed Development”) a development on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre, Huddersfield (the “Application Site”).
2. The proposed development comprises:  
***“Application for ‘Demolition of the existing Piazza shopping centre, part removal of elements of Queensgate Market, and demolition/retention of service tunnels; with redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into new food hall (Use Class E (b) Sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form a new museum (Use Class F.1); change of use of part existing market hall building and extension to form a new public library (Use Class F.1); construction of new indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of new public gallery building (Class F.1); and associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre, Huddersfield”***
3. The Application Site is situated within the administrative area of Kirklees Metropolitan Borough Council. The location of the Application Site is shown on **Figure 1** of this NTS.

## THE PROPOSED DEVELOPMENT

4. The Kirklees Cultural Heart is a key council-led regeneration scheme, which forms part of a wider blueprint for Huddersfield Town Centre. The ‘Blueprint’ is a ten-year vision to create a thriving, modern day town centre: A vibrant culture, art, leisure and nightlife offer, thriving businesses, a great place to live, improved access and enhanced public spaces.
5. Kirklees Cultural Heart is a flagship project within the Huddersfield Blueprint that will breathe new life into the area around Queensgate and the area presently occupied by the Piazza shopping centre. It has been designed to create an inclusive, cultural centre that celebrates the district and embraces the viable use of heritage assets within the site. It will introduce a significant amount of public realm that will appeal to a variety of users, encouraging improved health within a traffic-free environment to encourage friends and family to relax, gather and move within the buildings within the scheme. It will create a mix of uses, including a new flexible venue, outdoor events space, museum, art gallery, food hall and library, which alongside the new public realm shall provide more reasons for people to visit the town centre.
6. Considerable iterative and detailed design work has been carried out by the design team alongside, in consultation with Kirklees Council and other relevant stakeholders to produce a truly inclusive and vibrant development scheme. The progression of this scheme has been subject to significant public consultation and scrutiny and therefore the submission of a planning application for the KCH represents a substantial milestone in the delivery of the scheme.



7. This planning application seeks 'full' planning permission for the proposed development, alongside applications for Listed Building Consent. It is the ambition of the Council, to bring forward the development comprehensively, although component parts can be brought forward at different phases, if required.
8. The project proposals include:
- **Retention and reuse of Listed Buildings within the site, principally the Market Hall and the Library and Art Gallery;**
  - **Demolition of buildings within the site, including the parade of shops within the Piazza, elements of the Market Hall fronting onto Peel Street, the Shambles shopping arcade (including those fronting King Street/Queen Street) and the retail units fronting Princess Alexandra Walk. This demolition being necessary in order to facilitate the scope, scale and ambition of the project;**
  - **The demolition, adaptation and retention of service tunnels, where appropriate;**
  - **A new library, located within the Market Hall (along with some extension works), of around 5,000sqm (Gross Internal Area);**
  - **A new museum of around 6,000sqm (Gross Internal Area), located within the existing Library and Art Gallery building, with an extension upon its northern elevation;**
  - **A gallery space fronting onto Queen Street, of around 3,000sqm (Gross Internal Area);**
  - **A new venue space upon the site of the former multi story car park, accommodating around 2,200 people at approximately 8,000sqm of Gross Internal Area;**
  - **A new multi storey car park below the new venue, accommodating around 350 spaces (including EV charging stations);**
  - **A new food hall, located within the Market Hall, of around 2,500sqm (Gross Internal Area);**
  - **Public realm, including public gardens, terraces, play areas and a public square/ outdoor event space for around 3,000 people, linking the above-mentioned components of the scheme, including a new frontage to Queen Street (in lieu of the demolished buildings) and into the northern section of the site and leading up to King Street;**
  - **Linked to the above, a scheme of hard and soft landscaping measures across the site, including the retention of existing features;**
  - **Measures, yet to be determined, to address surface water and other infrastructure (such as utilities) requirements; and**
  - **Incorporation of sustainable development measures, in terms of energy efficiency through design and bio-diversity enhancements;**
  - **Retention of existing subterranean tunnels for servicing purposes**

9. Kirklees Council have set out the guiding principles for the planning application, which are ‘inclusion’ and ‘culture’ (see table below). Inclusive design has been a very important area of focus for the Kirklees Cultural Heart project, as Kirklees Council strive to create places that everyone can use.

<b>Kirklees Cultural Heart Definitions of Inclusion and Culture</b>	
<p><b>Inclusion</b></p> <p><i>Kirklees Cultural Heart will be an accessible and welcoming destination for all. It will be an inviting, attractive and safe space to spend time.</i></p> <p><i>Inclusion is created through the variety of experiences on offer being accessible, inviting, tailored and open to all. Whether you want to be entertained or inspired, be creative, catch up with friends, or simply relax with your thoughts, the Cultural Heart has everything you need to create brand new experiences every day.</i></p>	<p><b>Culture</b></p> <p><i>Kirklees Cultural Heart will be a source of creativity and have something for everyone, offering experiences from live music and performances to exhibitions and outdoor community events. The stories we will tell will shape how we see ourselves, how we see the world and how the world sees us. First and foremost, the Cultural Heart will capture the heart, history and character of our place and people.</i></p> <p><i>Culture is for everyone, it is about our ideas, customs, how we all live and our individual passions. It improves our quality of life, wellbeing and sense of place.</i></p>

10. The development proposals are also illustrated on **Figure 1** of this NTS, with further relevant drawings and project information set out in Appendix 4.1 within Volume 2 of the main ES documents, including details of proposed building elevations.

**ASSESSMENTS PRESENTED IN THE ENVIRONMENTAL STATEMENT**

11. The ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the ‘technical chapters’), which are supported with Technical Appendices (Bound separately in Volume 2) where appropriate.
12. The ES includes Chapters considering the following topics:
- Socio-Economics
  - Cultural Heritage
  - Transport
  - Air Quality
13. The findings of the ES in relation to each of these topics are summarised in the following sections. In summary, there are significant beneficial Socio-Economic effects identified during both the construction and operation of the development, with no significant negative effects identified in terms of Cultural Heritage, Transport or Air Quality.



## SOCIO-ECONOMICS

14. The Socio-economics chapter of the ES considers the likely socio-economic effects of the Proposed Development. The considerations of this chapter are mostly related to the effects of the Proposed Development on the human population who will live in the vicinity of the Proposed Development site.
15. A review of relevant literature has been undertaken focused on the issues faced by town centres in the UK and options for effective management to reinstate use, vibrancy and ultimately economic growth of town centres in the context of historic economic downturn and, most recently, Covid-19 pandemic. Overall, research has indicated that a broad mix of uses within a town centre generates greatest potential for economic revival and growth.
16. The proposal to reinvigorate and increase the provision of leisure and cultural amenity in Huddersfield Town Centre through this Proposed Development, with the overall aim of contributing to the regeneration and economic growth of Huddersfield Town Centre, is in line with research findings. Specific to the Socio-Economic and Health assessment of the Proposed Development, it is considered that beneficial socio-economic effects will be generated and will contribute to much needed regeneration in the Town Centre.
17. Significant Positive socio-economic effects effects have been identified in relation to the following elements of the scheme:

### Construction Phase

- *Generation of jobs during the build phase*
- *Generation of gross value added (GVA) to the local economy by construction employment*

### Operation Phase

- *Generation of jobs once complete and fully occupied*
- *Generation of GVA by operational employment*
- *Potential effects on health and wellbeing of population*

## CULTURAL HERITAGE

18. The Cultural Heritage Chapter of the ES has considered the potential effects on built heritage assets and archaeology arising from the proposed development. It includes a consideration of buildings / structures that form the built historic environment and below-ground archaeology.
19. The Application Site is not within a Conservation Area, or World Heritage Site and is not a Scheduled Monument but does contain two identified Receptors (Designated Heritage Assets), these are:
  - Grade II Listed Building – Queensgate Market.
  - Grade II Listed Building – Huddersfield Library and Art Gallery.



20. No significant effects have been identified. The effects arising from development within the setting of the heritage assets would range from less than substantial harm at the lower end of the scale in some areas, to a neutral or beneficial effect. Given the proximity of the heritage assets to the site, the wider planning application submission also includes further detailed appraisal of heritage matters.

#### TRANSPORT

21. The traffic and transport chapter of the ES assesses the impact of the proposed development on the local transport network. In addition, the submitted Travel Plan considers measures to access the site by sustainable travel modes.
22. The number of vehicle movements generated by the construction process, relative to existing traffic volumes on the local highway network in the peak hours, will be such that it will not give rise to a significant impact on the highway network. The volume of construction traffic will be low when spread across the construction period and across the working day. Construction staff will generally avoid peak hours and deliveries will be scheduled outside of the peak hours.
23. Through the process of consultation during the design development, potential transport impacts have been avoided or reduced where possible within the emerging design. Scheme proposals have been developed to provide safe access for cars, service vehicles and other traffic and limiting the impact on the local highway network. Measures to support access by sustainable modes of travel are included to potentially reduce the highway impact of the scheme.
24. The proposed Development incorporates a range of measures for pedestrians and cyclists, including high quality, attractive and safe routes through the Site and connections to the wider area. New infrastructure will be provided along A62 Queensgate, including crossing provision. Cycle parking will also be provided across the Site. As a result, the impact will be direct, permanent and long-term with Minor Beneficial effect.
25. Highway improvements have been considered to mitigate the impact of the proposed Development on users of the local highway network. However, given the town centre location, there is no additional road space to provide lanes for more capacity. Nonetheless, the traffic signal operations have been reviewed and refined where possible and the additional effect would be minor and not significant.

#### AIR QUALITY

26. The Air Quality ES Chapter addresses the potential effects of the proposed development on air quality in Huddersfield. The assessment considers impacts associated with emissions during the construction phase and road vehicle exhaust emissions from traffic during the operational phase.
27. No significant effects are predicted during the construction period subject to the implementation of best-practice mitigation. Similarly, the impact of operational traffic as a result of the Site is predicted to be negligible at all human receptors.

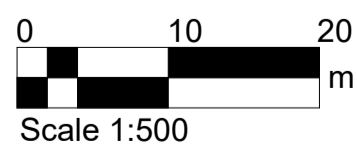
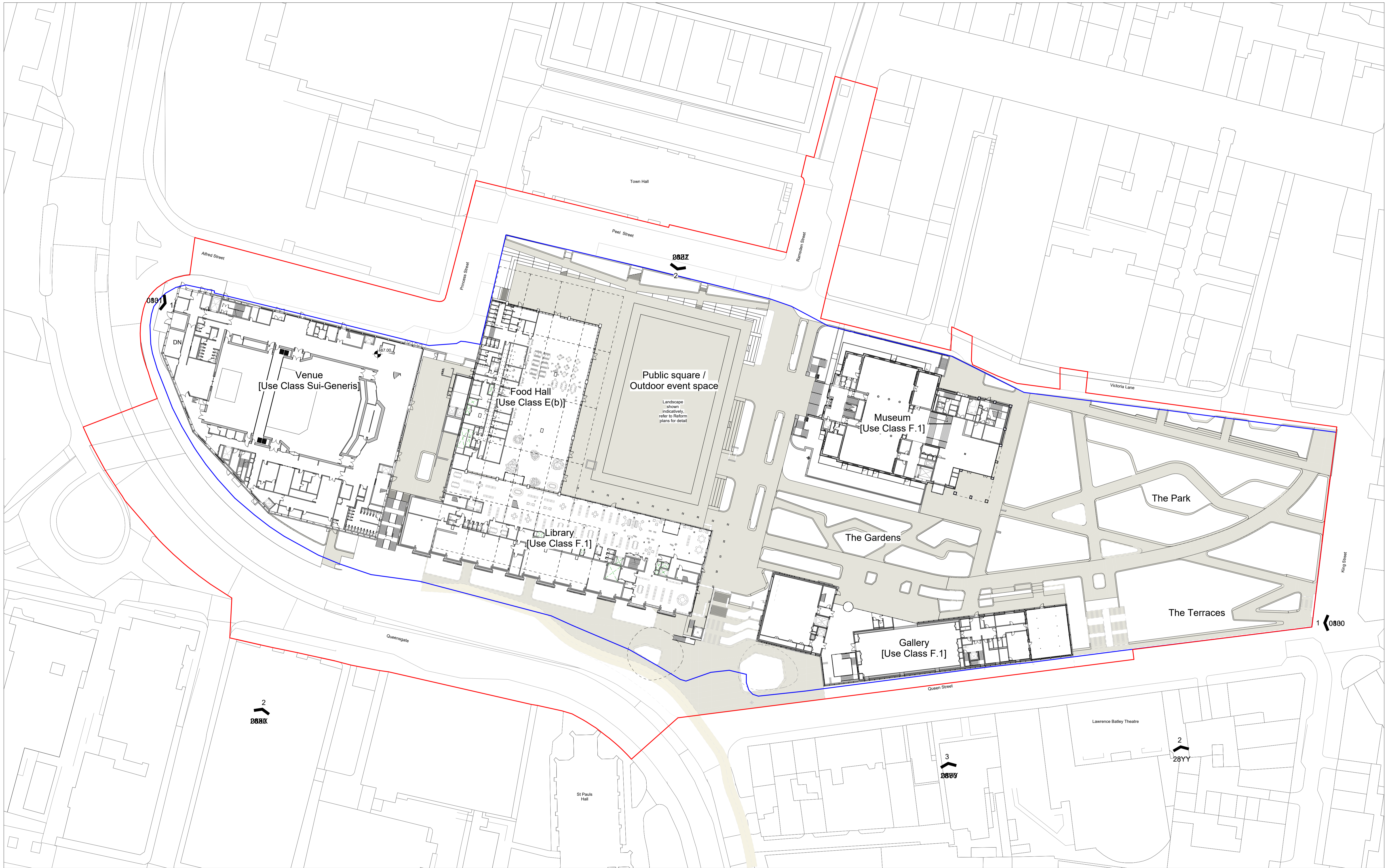


28. Following the guidance within the West Yorkshire Low Emission Strategy, a damage cost of the operation of the Site has been calculated in terms of air quality. The five-year damage cost of the Site in terms of societal air quality impacts is estimated to be £667,251. This cost will be offset with the inclusion of embedded mitigation measures within the plans for the Site, including electric vehicle charging provisions, and encouraging the use of public transport and other sustainable modes of transport.

## **CONCLUSIONS**

29. The Environmental Statement has considered the potential for significant environmental effects to arise as a result of the proposed development. There are significant beneficial Socio-Economic effects identified during both the construction and operation of the development, with no significant negative effects identified in terms of Cultural Heritage, Transport or Air Quality. The identified effects should be taken forward for consideration as part of the consideration of the planning application.

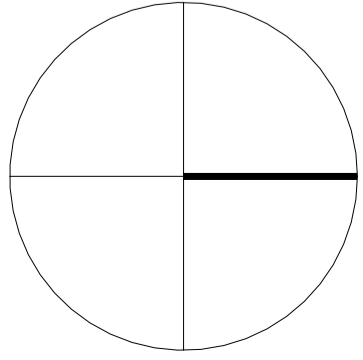




**Notes:**

- Dimensions are not to be scaled from this drawing. All discrepancies in this drawing are to be reported to Feilden Clegg Bradley Studios. Drawing only to be used for the purposes it was issued for. Do not modify any element of this CAD drawing. Landscape, public realm and neighbouring buildings shown indicatively. This drawing is copyright.
- Existing locations and footprints of surrounding buildings are taken from: (OS Map - Promap-1634985-1735689-729-0.dwg) received 2021.10.27; (21359-100-Topo-Millimetres.dwg) received from Matty Surveys on 2022.02.23
- Development Boundary Line taken from Kirklees Council Ordnance Survey © Crown copyright 2020. All rights reserved. Licence number 100007514.
- Existing building plans and elevations are based on Matty Surveys drawings received on 2022.02.18 and 2022.03.15

Legend	
<span style="color: blue;">—</span>	Site Ownership Boundary
<span style="color: red;">—</span>	Planning Boundary discussed at meeting on 18/08/22



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Rev	Status
P01	S1 Issued for Coordination

Figure 1

Date	Job/Drawing No	Revision
13.09.22	CDT430201-FCB-XX-00-DR-A-02-SK0184	P01
	Kirklees Cultural Heart Huddersfield Masterplan - Proposed Planning Boundary	Status S1
Scale As indicated@A1	Drawn London Studio	FCBS project no
Date 15.07.22	Checked AW Group	CDT430201
Do not scale		All dimensions to be checked on site

