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CONVERSION FROM RETAIL TO RESIDENTIAL AT NEW STREET & ALBION STREET HUDDERSFIELD

BIODIVERSITY METRIC 4.0

(August 2023)

REPORT REF: 2358 - PHA

CONVERSION FROM RETAIL TO RESIDENTIAL AT NEW STREE & ALBION STREET HUDDERSFIELD

BIODIVERSITY METRIC 4.0

(August 2023)

REPORT REF: 2353- PHA

Report Prepared By:

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Paul Hicking 10th August 2023.
Director.

Report Checked By:

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Paul Hicking FdSc 10th August 2023.
Director.

Introduction.

Paul Hicking Associates were commissioned by Swish Architects on behalf of ALB Kirklees Ltd to undertake the Biodiversity Metric 4.0 calculation for the proposed conversion from retail to residential units at New Street & Albion Street Huddersfield in order to assess the potential impact of the site wide change of use to achieve a biodiversity net gain using the DEFRA Biodiversity Metric 4.0 Auditing and accounting for biodiversity Calculation tool.

The proposals comprise of the conversion of existing retail units into residential units at first floor level. The location of the site is shown within the aerial photograph below.

Site Surveys and supporting survey effort.

There is no previous survey effort for the site.

Existing Habitats.

The development site comprises of the following habitats;

Habitat Type	Size ha.	Condition	Retained and Enhancement
Developed land sealed surface	0.3427	Assessment n/a	0.3247

The site comprises of a large commercial building with ground floor and first floor level commercial units and a roof level car parking area. The site is located within the heart of the town centre of Huddersfield. There are no terrestrial level habitats within the existing site and the site comprises of developed land sealed surface containing the footprint of the existing building and roof level car parking area.

Total site area of 0.3427ha with a biodiversity unit value of 0.00.

All areas have been calculated using the current topographical survey of the site to establish a base-line area for each habitat type present.

On-site habitat baseline and new habitat creation

The calculation is based on the area of site directly impacted by the proposed development remaining within the re-line boundary of 0.3427ha. The calculation is therefore aimed to provide an understanding of the proposed habitats to be introduced by the proposed development.

Habitat Type	Size ha.	Condition
Developed land sealed surface (retained)	0.3127	Assessment n/a
Other green roof (introduced habitat)	0.0300	Assessment n/a

Details of the proposed landscaping are provided within the Swish Architects existing and proposed drawings Ref. No. 22-60 01-06.

Results

This section states the results of the biodiversity Metric 4.0 calculation.

Table 1: Headline results of Metric 4.0 calculation;

On-site baseline	*Habitats Units*	0.00
	Hedgerow Units	0.00
	River units	0.00
On-site post-intervention (including habitat retention, creation & enhancement)	*Habitats Units*	0.06
	Hedgerow Units	0.00
	River units	0.00
On-site net %change (including habitat retention, creation & enhancement)	*Habitats Units*	100%
	Hedgerow Units	0.00%
	River units	0.00%
Trading rules Satisfied?		Yes

Conclusion

The Metric 4.0 calculation indicates at this time a potential net gain of 100% (0.06) units. This is based on a starting base-line of 0.00% whole site unit value.

There are three flat roof areas above the new residential accommodation and comprise of the following:

Flat roof area south - above Home Bargains 228sqm.

Flat roof area - centre 330sqm.

Flat roof area – north 128sqm.

The calculation is based upon the introduction of 100sqm to each flat roof. This allows a practical level of installation which is achievable and make allowance for maintaining existing gutters, gullies and outlets.

This provides an area of ecological value introduced into the current built environment and is of a suitable type to be hardy and survive within the current urban environment and without the requirement for extensive maintenance. The introduction of habitats of ecological value are a desired recommendation by Kirklees Council to enhance the urban environment and therefore the strategic significance is raised in this assessment.