

December 2023

PLANNING
STATEMENT

ALTERATIONS AND EXTENSIONS TO CREATE 16 BEDROOM STUDENT ACCOMMODATION.

Ref: 2844

PREPARED BY ACUMEN DESIGNERS & ARCHITECTS LTD
Headrow House, Old Leeds Road, Huddersfield HD1 1SG Tel: 01484 546000

acumen
designers & architects

CONTENTS

	PAGE NO
CONTENTS	i
SECTION 1: INTRODUCTION	1
SECTION 2: LOCATION AND SITE DESCRIPTION	1
SECTION 3: PLANNING POLICY	2
SECTION 4: CONCLUSION	3

SECTION 1: INTRODUCTION

- 1.1 This statement has been prepared to support a planning application for the extension and change of use of Haich's Building at 14 – 18 Firth Street, Huddersfield, to create accommodation for 16 students.
- 1.2 This document provides a detailed description of the proposed development, as well as showing how the proposed development complies with both National and Local Planning Policy.

SECTION 2: LOCATION AND SITE DESCRIPTION

- 2.1 The site is situated on Firth Street, which is adjacent to the Huddersfield University Campus, to the south of Huddersfield Town Centre.
- 2.2 The site is approximately 300m to the south of Huddersfield ring road, making access to the shops and services in the town centre convenient. The site is also well served by public transport with the train and bus services in the town centre being within walking distance. There are also frequent bus services that run down Wakefield Road, that is 600m to the east of the site, and also down Chapel Hill that is 400 to the east.
- 2.3 The site currently comprises three dwellings that are used for student accommodation. The proposed development will see the three dwellings converted and the extension of the building by creating two additional floors. This will create 16 student bedsits, with one unit on the lower ground floor, three on the ground floor and 4 on the first, second and third floors. There will be a communal kitchen area and sitting area on the lower ground floor.

Photo 1: Site Location



SECTION 3: PLANNING POLICY

- 3.1 The site is unallocated in the Kirklees Local Plan.
- 3.2 The proposed development accords with the Kirklees Local Plan, notably the following policies.

Policy LP7: Efficient and effective use of land and buildings

- a. should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value;

Policy LP20: Sustainable travel

- 3.3 New development will be located in accordance with the spatial development strategy to ensure the need to travel is reduced and that essential travel needs can be met by forms of sustainable transport other than the private car. The council will support development proposals that can be served by alternative modes of transport such as public transport, cycling and walking and in the case of new residential development is located close to local facilities.

Policy LP24: Design

Proposals should promote good design by ensuring:

- the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- 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
- high levels of sustainability, to a degree proportionate to the proposal, through:
 - The re-use and adaptation of existing buildings, where practicable;
 - design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
 - considering the use of innovative construction materials and techniques, including reclaimed and recycled materials

- 3.4 We believe the proposed development makes the efficient use of an existing site, it is in a sustainable location and it meets the guidance set out on LP24.

- 3.5 The building is to be extended upward so the roof height matches the heights to the neighbouring properties.

- 3.6 As explained above the site is in a sustainable location as it is well served by local transport and is within walking distance of the University Campus.

SECTION 4: CONCLUSION

- 4.1 The proposed development sees the efficient use of a site that is in a sustainable location.