December 2023

Heritage Assessment:

The Pack Horse Centre, 19-31 King Street, Huddersfield.

HMS
TOWN PLANNING
& URBAN DESIGN

RTPI
Chartered Town Planner

CONTENTS

1. INTRODUCTION

1.1 HMS Town Planning & Urban Design have been instructed to prepare a Heritage Assessment for the change of use of the 1st floor from a Chinese buffet restaurant to form 10 x 1 bedroom apartments including external elevation alterations on the King Street frontage at 19-31 King Street, Huddersfield, in support of the submission of a full application.

1.2 Susan Chan, the founder of HMS Town Planning & Urban Design and author of this report is a Chartered Member of the Royal Town Planning Institute and an Affiliate Member of the Institute of Historic Building Conservation, working towards Associate status.

1.3 In order to comply with the advice set out in Paragraph 200 of the National Planning Policy Framework Dec 2023 (NPPF), applicants are required to provide a description of the significance of the heritage asset and/or its setting.

1.4 This assessment provides an analysis of the site and its surroundings and sets the proposal in line with the heritage context, planning policy and design frameworks. It explains the significance of local heritage and concepts that have been and will be further applied to the layout, scale and appearance of the proposal as well as demonstrate how the proposed development fits in with the urban context.

2. HUDDERSFIELD TOWN CENTRE CONSERVATION AREA

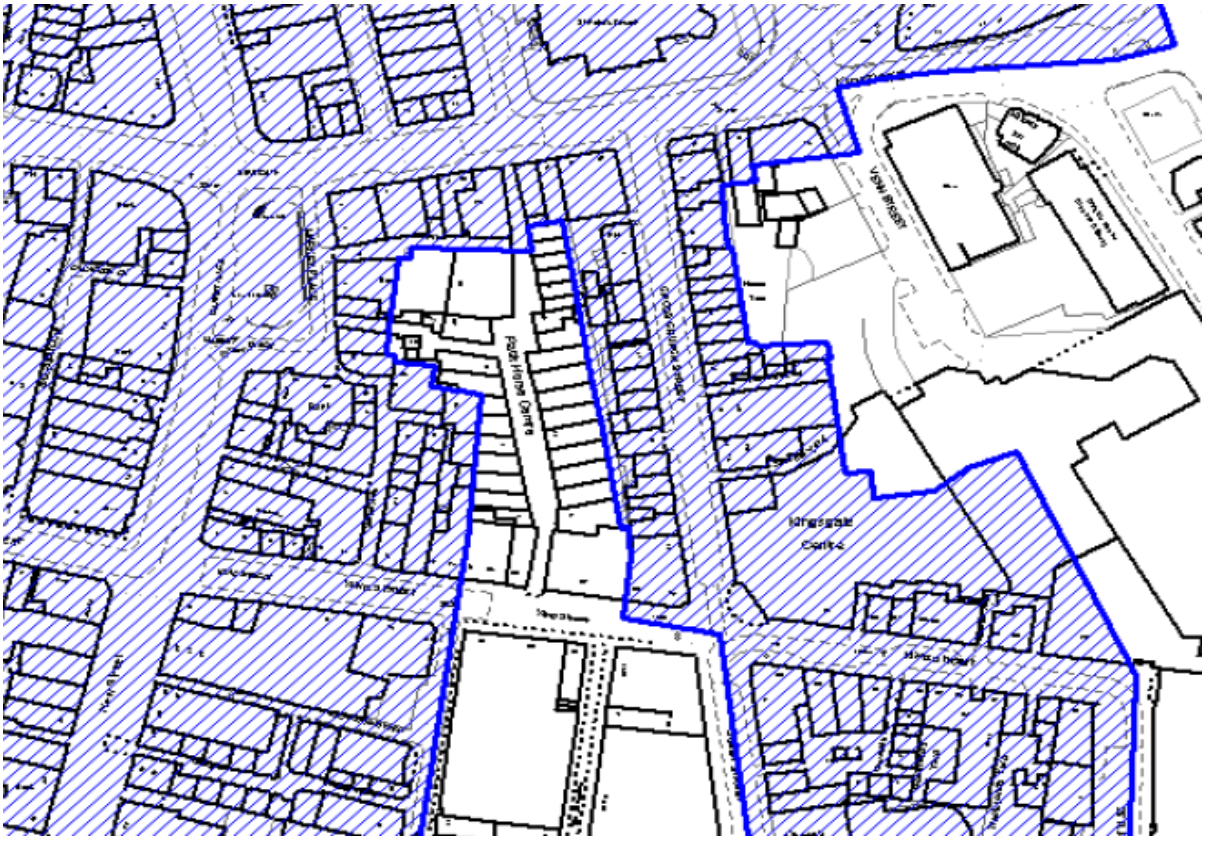
2.1 The application site falls outside of, but adjacent to the Huddersfield Town Centre Conservation Area. There is currently no Conservation Area appraisal available for the City Centre Conservation Area. A Conservation Area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990, as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 69 (1) of the Act imposes a duty on the local planning authority to identify areas of special architectural or historic interest, and to designate those places as conservation areas. Designation helps to ensure that an area identified for its architectural and historic significance is managed and protected appropriately.

2.2 The Pack Horse Centre (PHC) is a modern covered shopping centre infill that sits within the Victorian Quarter. Modern developments in the town centre is quite brutal by way of architectural reference. It is understandable that these have been omitted from the Conservation Area boundary. The application is flanked either side by the Conservation Area and Listed Buildings.

2.3 The application site is a modern flat roof building of a rudimentary contemporary take of art deco style with a sleek, linear appearance with stylized and geometric ornamentations. It has a distinctive finish of a mix building materials - cladding, concrete block, glazing set with multiple divisions to emphasis the mixture of uses inside.

2.4 This is clearly very different from the Victorian vernacular of ashlar, pitched and stone slate roof buildings adjacent.

2.5 There is a clear morphology of development that is of a linear grid street pattern with yards and good direct links to main roads as well as “back areas” which suggests Pack Horse yard was historic and has traditionally been a place of work and trade requiring multiple access and service areas that is secondary to the street frontages.



Conservation Area boundary

King Street Architectural Contrast


KING STREET
BEAVERBROOKS
Hays Travel


PIAZZA
cash
FOOTASYLUM
FOOTASYLUM

3. LISTED BUILDINGS

Listed Buildings marked in blue

3.1 There are a vast number of listed buildings in the vicinity of the application site. Of significance by reason of proximity and setting would be:

15 15A AND 17, KING STREET

Grade: II

List Entry Number: 1313514

Date first listed: 29-Sep-1978

KING STREET 1. 5113 (North Side) Nos 15, 15A, 17 SE 1614 NE 2/715 II 2. Mid or late C18. Ashlar. Pitched stone slate roof. Moulded eaves cornice with fluted frieze. Modern shopfronts. 5 ranges of sashes. 1st and 2nd floors of centre bay are set within a giant relieving arch.

BURNS TAVERN, 35, KING STREET

Grade: II

List Entry Number: 1135002

Date first listed: 29-Sep-1978

KING STREET 1. 5113 (North Side) No 35 (Burns Tavern) and No 37 SE 1614 NE 2/716 II GV 2. Early C19. Ashlar. Hipped stone slate roof. 3 storeys. Stone brackets to gutter. Continuous sill band to 1st floor. Carved corner to Cross Church Street. 5 ranges of sashes in plain raised surrounds to King Street, one range on the corner, 2 to Cross Church Street. No 35 has good late C19 public house front, with moulded ashlar base and 5 plate glass windows with 3-centred heads and leaf spandrels: 2 doors with ornate moulded paneling and fanlights: fascia flanked by console-shaped scrolls. No 37 has mid C20 shopfront.

31, CROSS CHURCH STREET

Grade: II

List Entry Number: 1313825

Date first listed: 29-Sep-1978

CROSS CHURCH STREET 1. 5113 (West Side) No 31 SE 1416 NE 2/426 II GV 2. Early C19. Hammer-dressed stone. Pitched stone slate roof. 3 storeys. Modillion eaves cornice. Continuous 1st floor sill. 3 ranges of sashes. Modern shop.

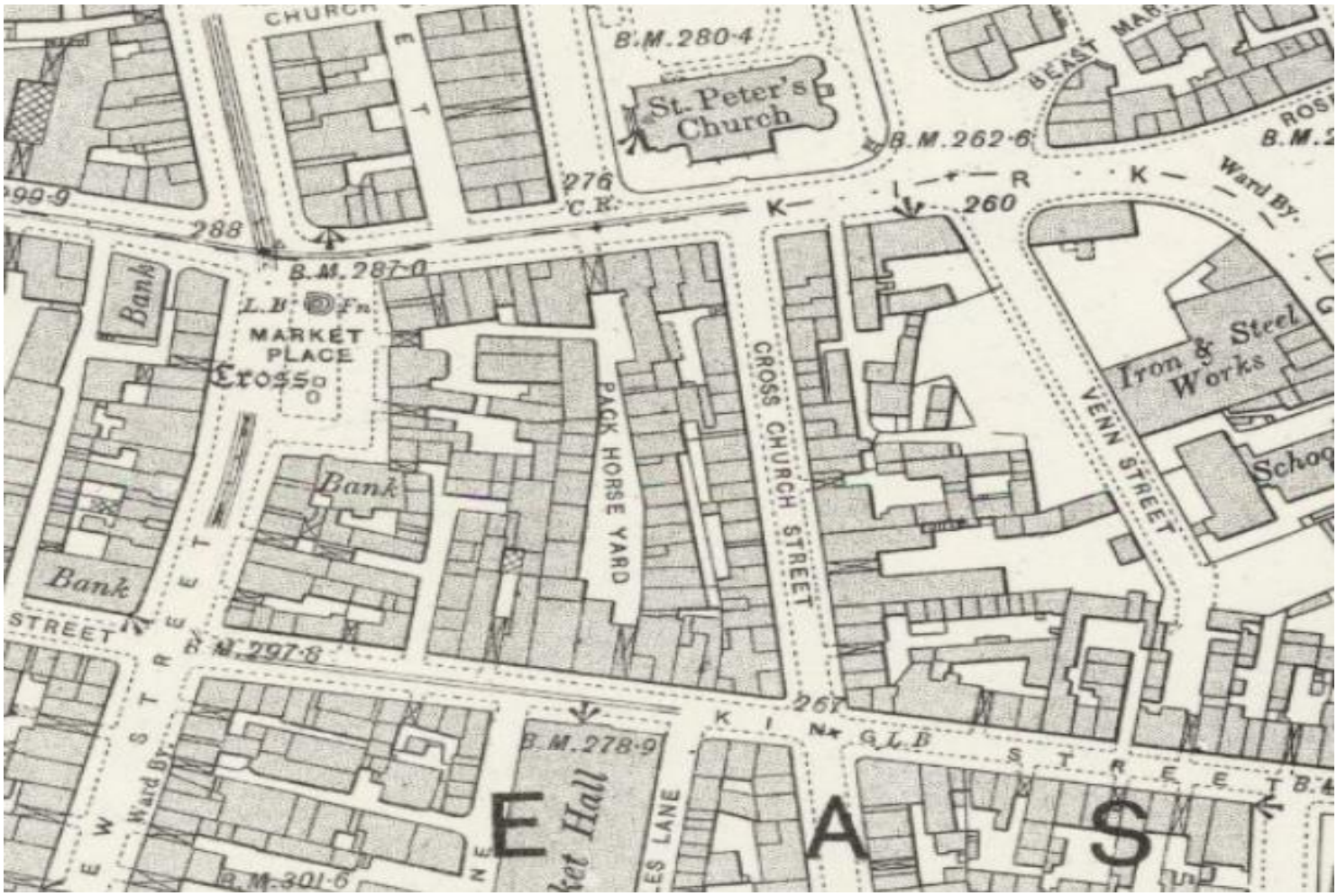
4. WRITTEN DESCRIPTION & HISTORICAL SIGNIFICANCE

4.1 From the historical maps would it appear that the application site was previously known as Pack Horse Yard. Served by two archways from King Street and Westgate, the yard was almost certainly a busy cut through for businesses loading up horses with goods ready for delivery around town. Aerial imagery and photographs show the area to be very densely built up with a long linear frontage running north and south.

4.2 There has been very little change build and layout wise from the Victorian period right up to the 1970s. This is possibly due to the fact that the town received its market charter in 1671. However, it was not until the late 18th century that the town started to prosper as a woolen centre. Much of the wealth created was channeled into buildings and a new town was created to the west of the original core. A grid of streets was laid out north of Westgate leading up to a new square in front of the railway station. A further grid of streets was laid out to the south west which has been less well preserved. The core of the town however escaped the worst of the 1960s and 70s redevelopments and retains its Victorian character. However, some areas to the south of Westgate, namely King Street, Victoria Lane, Shambles Lane gave way to some huge monoblock buildings which back in 70s, had it's rightful place in town centres as shopping centres and multi storey car parks.

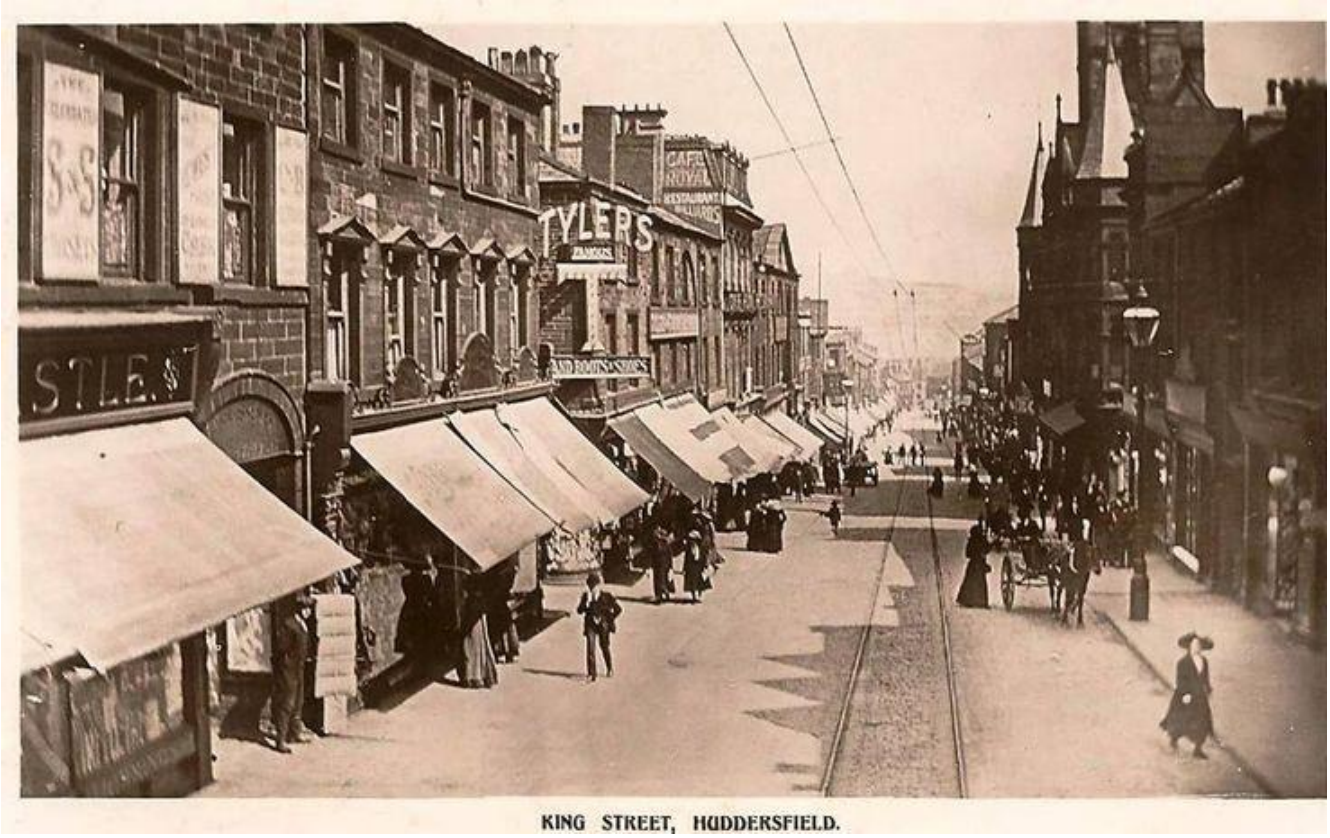
Pack Horse Yard @ 1887

Pack Horse Yard 1903



Pack Horse Yard 1913

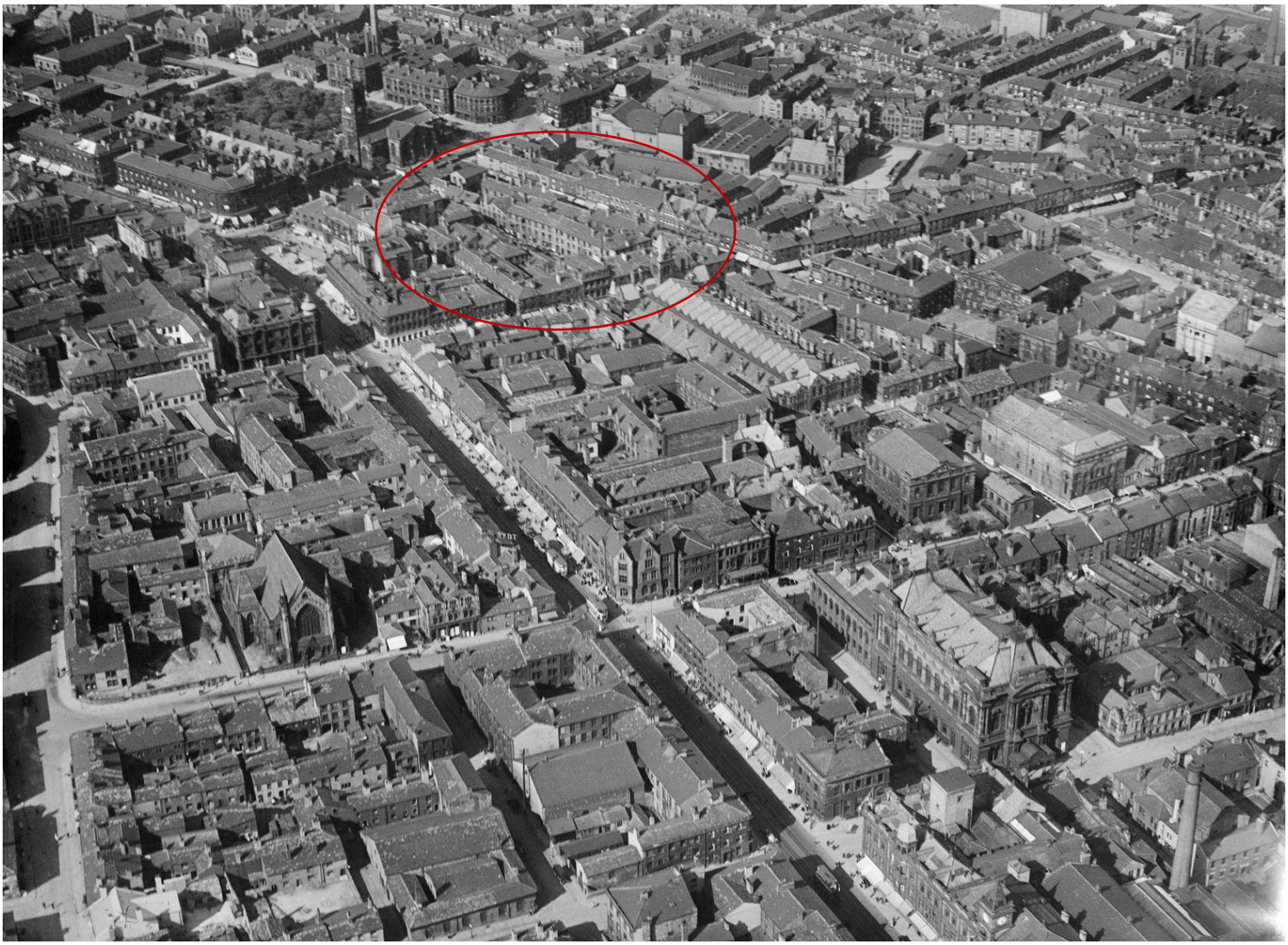
Pack Horse Yard 1930



King Street early 1900s

Pack Horse Yard early 1900s

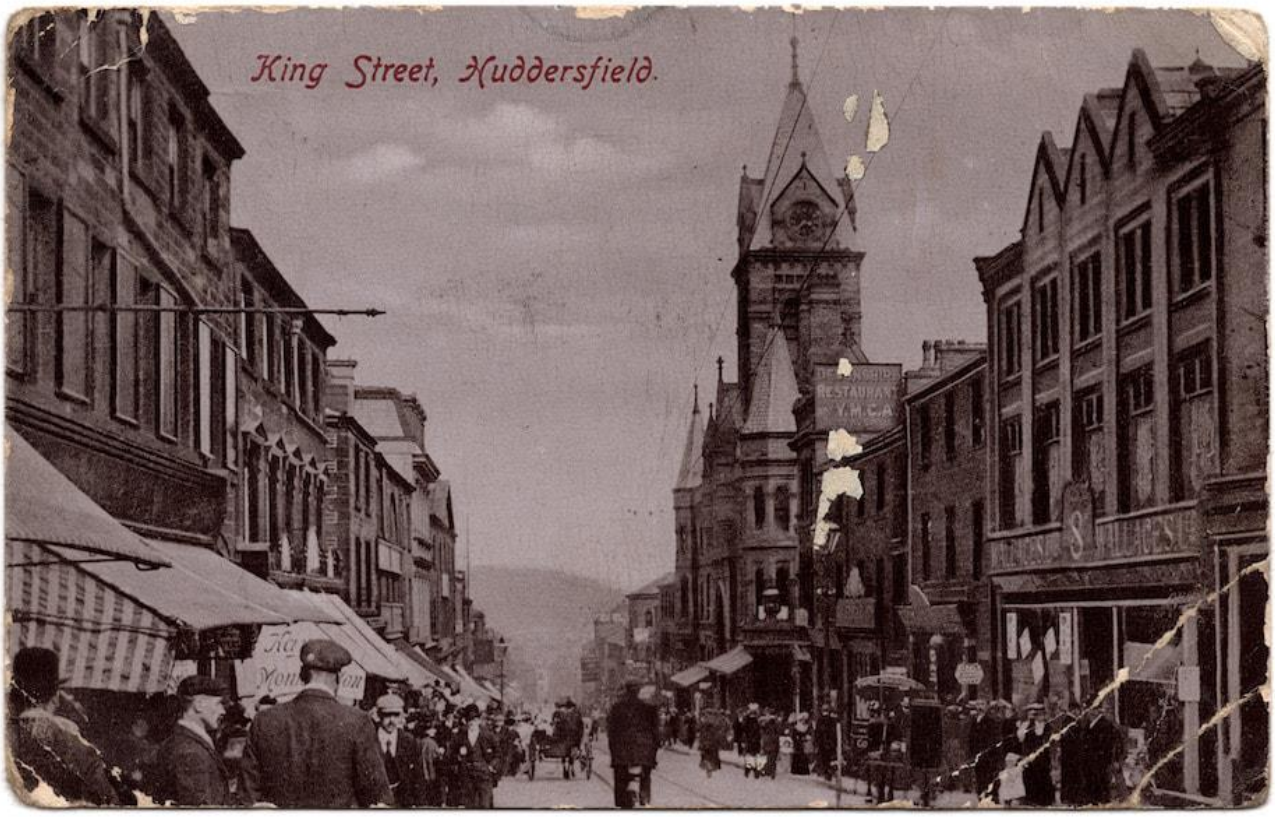
Pack Horse Yard 1962



Pack Horse Yard 1926 Aerial Photo

4.3 After World War Two, Huddersfield was wealthy enough to demolish and replace many of its Victorian buildings. In the mid-20th century, Victorian architecture was seen as outdated and ugly and the Huddersfield Corporation was happy to pull down many of the landmark buildings which once celebrated the town's industrial wealth.

4.4 What is particularly noticeable is the loss of the clock tower and gothic spirals on King Street which would have been part of the Pack Horse frontage.



Clock Tower on King Street early 1900s

4.5 Clearance made way for large commercial development, parking and separating pedestrians and vehicles. The ring road completed in 1970 has subsequently become a focus for modern development, particularly on Northgate. The Pack Horse Yard became a covered shopping centre in 1971. It's internal layout and form still retained the north to south route.

Internal layout of Pack Horse Centre

4.6 ***Assessing heritage significance***

The term 'heritage assets' covers a wide variety of features including: buildings; standing, buried and submerged archaeological remains, sites and landscapes; and parks and gardens, whether designated or not. Heritage assets hold meaning for society over and above functional utility. The value of a heritage asset may be derived from many different factors. English Heritage (now Historic England) guidelines (2008) propose that exploring the following values can help us establish the significance of heritage assets:

Evidential value – the potential of the place to yield evidence about past human activity;

Historical value – the ways in which past people, events and aspects of life can be connected through a place to the present (this may be illustrative or associative);

Aesthetic value – derived from the way people draw sensory and intellectual stimulation from a place;

Communal value – derived from the meanings of a place for the people who relate to it, of for whom it figures in their collective experience or memory.

Examples of heritage significance

Significance	Heritage Asset (examples)	Planning guidance
Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives. Scheduled Monuments (including proposed). Undesignated assets of schedulable quality and importance. Grade I and II* Listed Buildings, Parks & Gardens Other substantial or very legible historic landscapes of note	Substantial harm to, or loss of, these assets should be wholly exceptional Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 194 & 195)
High	Assets that can contribute significantly to acknowledged national research objectives. Conservation Areas Undesignated assets of clear regional or national importance Locally Listed buildings Grade II Listed Buildings, Parks & Gardens Other legible historic landscapes	Substantial harm to, or loss of, these assets should be exceptional (NPPF para 195) Any harm or loss to a heritage assets requires clear and convincing justification
Medium	Undesignated assets that contribute to regional research objectives Locally Listed buildings Legible historic landscapes	Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 196)

Low	Undesignated Assets of limited value, but with potential to contribute to local research objectives. Assets compromised by poor preservation and/or poor survival of contextual associations. Historic (unlisted) buildings of modest quality in their fabric or historical association. Fragmented historic landscapes	Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 196)
Negligible	Assets with very little or no surviving archaeological/heritage interest Buildings of no architectural or historical note Buildings of an intrusive character Areas of known ground disturbance	
Unknown	The importance of the resource (below ground deposits, landscape, setting or historic building) has not been ascertained.	Field evaluation may be required to evaluate potential buried assets

4.7 ***Assessing the contribution made by setting***

The National planning Policy Framework (NPPF) makes it clear that the setting of a heritage asset is the surroundings in which an asset is experienced. Its extent is not fixed or spatially bounded, and it may change as its surroundings evolve. The importance of an assets setting is in what it contributes to the significance of the asset; setting may make a positive or negative contribution. Our ability to appreciate the significance of an asset can be affected to differing degrees by it setting. Extensive landscapes may contain many assets and nested or overlapping settings (Historic England 2015).

The contribution that setting makes to an asset is often expressed with reference to views, but setting is a much wider concept than the purely visual experience to, from, across or through an asset.

While some settings may be enhanced by development, not all settings have the same capacity to accommodate change; protection of a setting therefore need not prevent change, but change must be managed in a manner suitable for that asset or group of assets.

Cumulative change - Where the significance of an asset has been compromised by unsympathetic development adversely affecting its setting in the past, it is still necessary to consider how further change will affect the asset and its setting. It could be negative and sever the last link between the asset and its original setting; it could be positive and enhance the assets setting.

Change over time - Settings change over time. It is important to understand the history of this change in order to understand how further change might affect the contribution made by setting to the significance of an asset.

Appreciating setting - Setting does not depend upon public rights of access or the ability to access the asset. The significance of an asset is not determined by the number of people visiting it, although the ability to appreciate an assets significance may increase with greater accessibility.

Designed settings - Some heritage assets have settings that were designed to enhance their presence, or to create particular experiences and emotions for the observer. Such a designed setting could be considered a heritage asset in its own right.

Setting and urban design - Often, the number and proximity of heritage assets in urban areas means that the protection and enhancement of setting is closely linked to townscape and urban design considerations.

Setting and economic and social viability - Sustainable development under the NPPF can have important positive impacts on heritage assets and their settings; this usually requires good design and the sensitive location of new development.

4.8 The exclusion of the site from the Town Centre Conservation Area would suggest that the Pack Horse Centre has over time has lost it's historical value and much of it's evidential value as a result of modern 1970s retail development which now dominate the streetscape of King Street. As a covered walkway/shopping centre, it also no longer has the key views of St Peter's Church to the north or any of the vistas that the yard had once provided.

4.9 The loss of the prominent clock tower and gothic frontage has given way to a modern facade and therefore, there is no aesthetic value from a heritage point of view. The retention of the name Pack Horse, and the linear walkway inside the centre pays homage to the communal value. This layout works well as a group of retail units that resemble an internal street.

4.10 The site has seen huge changes to it's setting over time and cumulatively. Such changes do not make a significant contribution to the historic setting at all and clearly at odds with it's adjacent historic buildings. The design neither fits into the historical context or enhances the appearance of adjacent Victorian vernacular. It is very much a modern statement piece that reflected the economic and social position of the town at the time. Those who visit the centre will experience no appreciation of the yard's historic past either visually, or function due to the modern appearance and no historic assets remain.

5. PLANNING POLICY

National Planning Policy Framework 2023

5.1 The newly revised National Planning Policy Framework (NPPF) Dec 2023, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. The NPPF sets out the principles of achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways

5.2 The heart of the NPPF is set out within Paragraph 11, which stresses the presumption in favour of sustainable development. In decision taking, this means:

• approving development proposals that accord with an up-to-date development plan without delay; or

• where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The following Paragraphs are considered relevant to the consideration of the current application and the approach Authorities should take in decision making.

5.3 Paragraph 38 Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.4 Section 5: Delivering a sufficient supply of homes aims to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.

5.5 Section 7: Ensuring the vitality of town centres requires Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.

5.6 Section 11 of the NPPF which sets out the national guidance on making effective use of land, requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

5.7 Achieving well-designed and beautiful places is covered by Section 12. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

5.8 Paragraph 135 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.9 Furthermore, paragraph 137 goes on to say that, design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

5.10 Section 16 of the NPPF - Conserving and enhancing the historic environment empowers local planning authorities to ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

5.11 Para 200 - in determining applications, applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

5.12 Furthermore, para 203 states that in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Kirklees Local Plan (Adopted 27 February 2019)

5.13 The Kirklees Local Plan was adopted in February 2019. The purpose of the Plan is to set out how much new development there should be in the district, where it will go and what policies will be necessary to achieve the strategy. The Kirklees Local Plan has now replaced the previous plan and is the main planning policy document for the district. The Local Plan covers the administrative area of Kirklees Council except for that part within the Peak District National Park. The plan covers the period 2013 – 2031. Those policies relevant to this proposal are:

5.14 **Policy LP 1: Presumption in favour of sustainable development**

When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Proposals that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the proposal or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

b. specific policies in that Framework indicate that development should be restricted.

5.15 **Policy LP 2: Place shaping**

All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places

5.16 **Policy LP 7: Efficient and effective use of land and buildings**

To ensure the best use of land and buildings, proposals should encourage:

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

b. the reuse or adaptation of vacant or underused properties;

c. giving priority to despoiled, degraded, derelict and contaminated land provided that it is not of high environmental value;

d. allowing the opportunity for access to adjoining undeveloped land so it may subsequently be developed.

5.17 **Policy LP 13: Town centre uses**

Within Kirklees, main town centre uses shall be located within defined centres (principal town centres, town centres, district centres, and local centres), as shown on the Policies and Town Centre Maps, and as detailed in the shopping centre hierarchy and then in accordance with the sequential test.

Main town centre uses which are appropriate in scale, help to retain an existing centre's market share, and enhance the experience of those visiting the centre and the businesses which operate

in that centre will be supported. Proposals that have a significant adverse impact on the vitality and viability of a centre, or compromise the role and function of a centre will not be supported.

5.18 **Policy LP15 Residential use in town centres**

Proposals for residential uses (including student accommodation) within the defined town centres as set out on the Policies Map will be supported subject to:

a. the protection of primary shopping areas, primary and secondary shopping frontages, and space for other main town centre uses within the defined centre. Residential proposals in these areas shall normally only be permitted on upper floors, and shall not prejudice existing established uses;

b. the protection of the character of the centre, and the local street scene. Proposals should retain and enhance the design and heritage features of buildings;

c. the protection and retention of existing ground floor uses and active frontages both within and outside the primary shopping area,

d. the protection of the amenity of existing residents and future occupiers of the proposed residential use in accordance with amenity and design policies within the plan, and will in particular consider matters such as privacy, noise and air quality;

e. the provision of space for the storage of sustainable modes of transport such as bicycles, where appropriate charging points of electric vehicles, and access to public transport;

f. the provision of space for vehicular parking which is appropriate to the scale of the proposal, particularly where it would otherwise cause highway and pedestrian safety concerns;

g. provision of affordable housing in accordance with policies set out in the Local Plan; and

h. the provision of refuse storage and collection

5.19 **Policy LP17 Huddersfield Town Centre**

Huddersfield Town Centre will be the principal focus for high quality comparison retail goods within the district, supported by a range of leisure, tourism, office (including high quality grade A office space), and other main town centres uses. Huddersfield town centre will also provide high quality educational facilities and opportunities for town centre living.

5.20 **Policy LP20 Sustainable travel**

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 or incorporates opportunities for day to day activities on site and will accept that variations in opportunity for this will vary between larger and smaller settlements in the area.

5.21 **Policy PLP 24: Design**

Proposals should promote good design by ensuring:

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

c. 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;

d. high levels of sustainability through:

i. The re-use and adaptation of existing buildings, where practicable

ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;

iii. using innovative construction materials and techniques, including reclaimed and recycled materials;

iv. minimising resource use in the building by orientating buildings to utilise passive solar design, incorporating vegetation and tree planting to assist heating and cooling and providing for the use of renewable energy;

v. encouraging the use of electric and low emission vehicles by providing charging points;

vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;

vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;

viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;

f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;

g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;

h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and

j. the provision of public art where appropriate.

5.22 **Policy LP35 Historic environment**

1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use

2.Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset

3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;

d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;

e. accommodate innovative design where this does not prejudice the significance of heritage assets;

f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted.

6. PROPOSAL & JUSTIFICATION

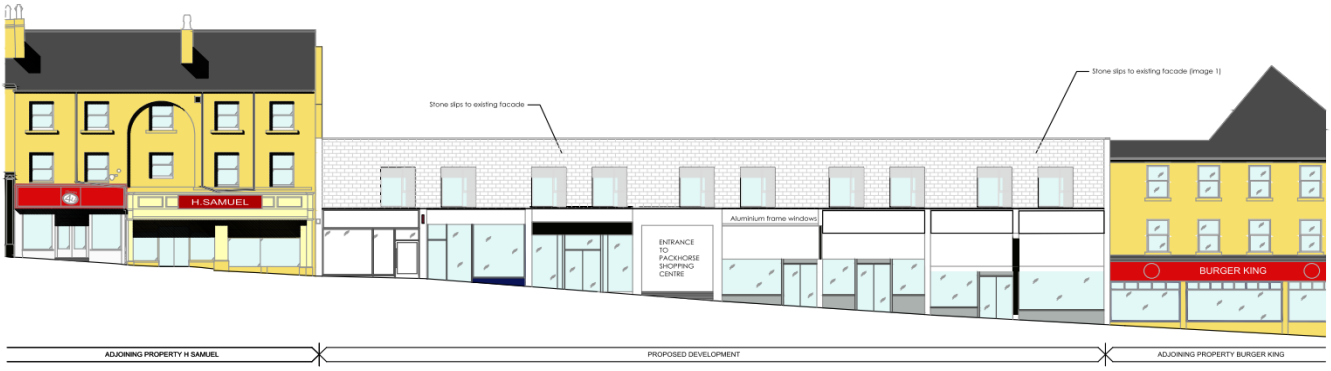
6.1 The overall proposal seeks to change the use of the 1st floor from a former restaurant to create 10 x 1 bed apartments. This also includes the removal the existing cladding, signage and glazing on the 1st floor of the King Street frontage from 19- 31 and replace with new stone slips and 10 new aluminum glazed windows to serve 10 new studio apartments.

6.2 The existing roof lights are not well positioned and mostly rusted and leaking. These will be filled and new roof lights are proposed to provide light to the bedroom of each of the 10 apartments.

Proposed Location Plan

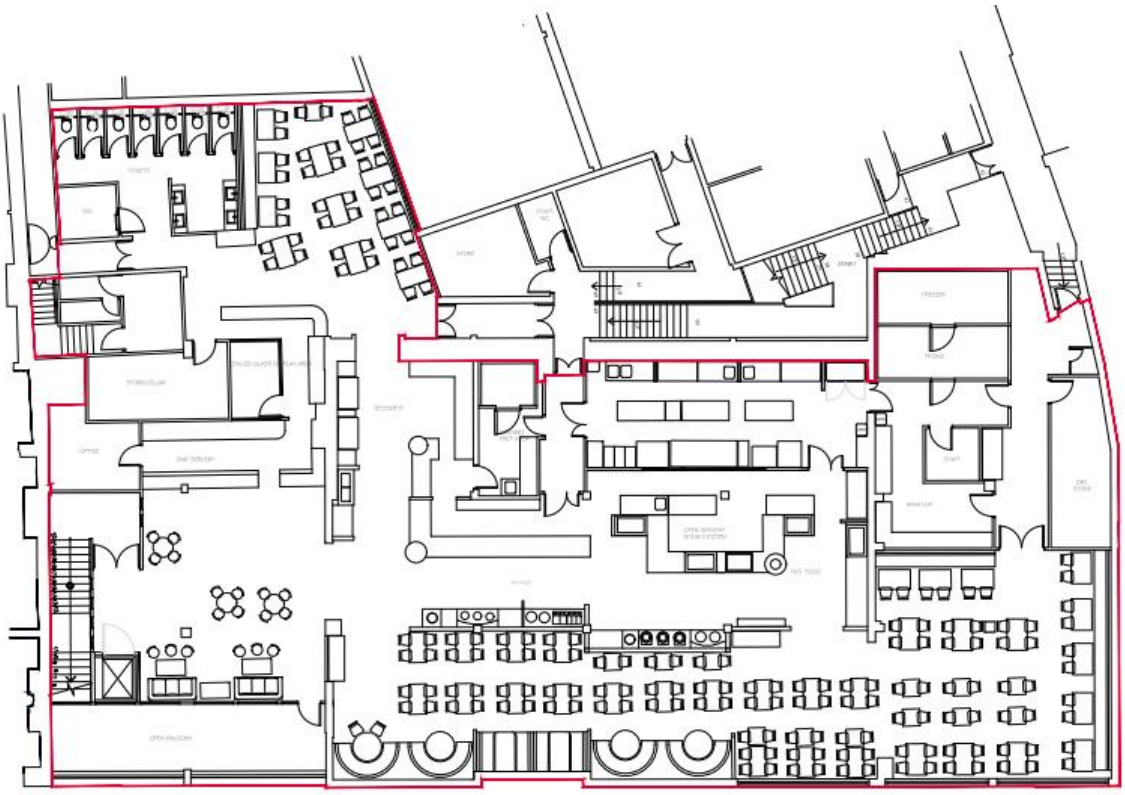
SOUTH ELEVATION (KING STREET)

EXISTING KINGSGATE ELEVATION

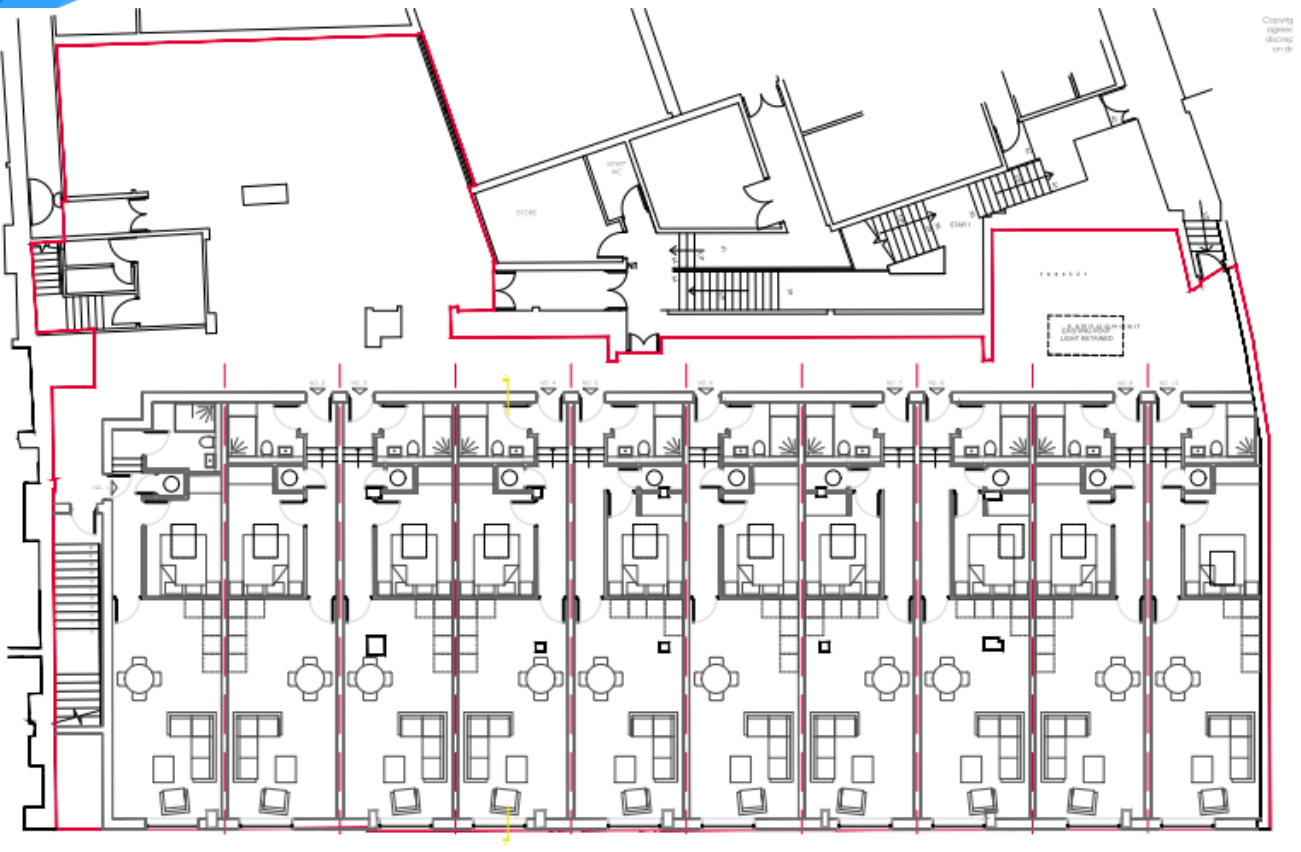


SOUTH ELEVATION (KING STREET)

PROPOSED KINGSGATE ELEVATION

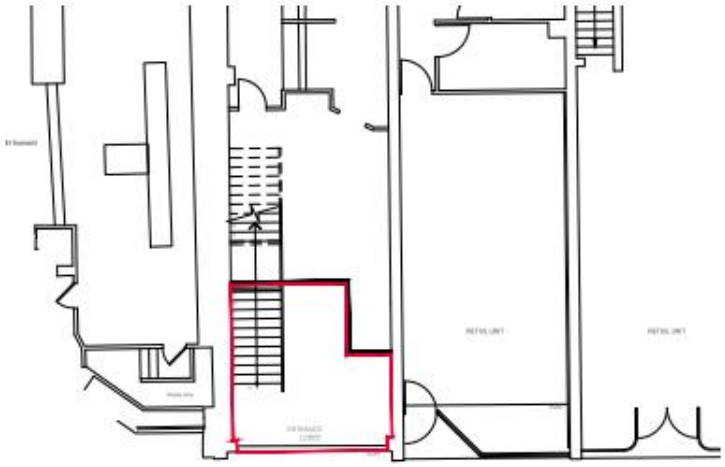


Existing Floor Plan (restaurant)



Proposed Floor Plan

Access on the ground floor



Proposed Roof Plan

6.3 ***Why is the proposed work required? –***

The Pack Horse Centre started to lose footfall since the opening of Kingsgate Shopping Centre in 2002. It struggled to attract higher end retailers and eventually became more popular for it's bargain traders, food outlets and more importantly, a cut through to and from Kirkgate.

Lockdown had resulted in many of the food outlets to terminate their leases. The centre re-opened in June 2020. Units remained empty and vacancy rates continued to fall. It is vital for the new owners to be able to diversify the available space in the centre to secure it's optimal viable use.

The Chinese Buffet which occupied 1st floor 19-31 King Street closed it's doors in January 2022. The 1st floor location fails to appeal to High Street retailers and it's large floor area is surplus to requirements for many commercial uses.

Apartment living is considered to best use for the site given it's prime town centre location, balcony potential and overlooking the lively King Street.

6.4 ***Could the development requirements be met in a different way?***

No. The site is constrained with only two frontages (King Street and Kirkgate). Sunlight and outdoor amenity space is important to serve the apartments, and is limited to the existing frontages and roof area only where there is already existing natural light and openings.

6.5 ***What would the benefits be of the proposed work?***

The overall proposal will enable a large vacant space to be reused for a sustainable end purpose and town centre living. It would appeal to those who are looking for starter homes in a central location close to public modes of transport, work, shops, food and drink, etc.

The new frontage will activate the elevation at first floor level and maintain a level of consistency and rhythm in terms of design, scale, massing, material, appearance and fenestration.

6.6 **Could the proposed work harm the heritage asset or put it at risk in any way?**

No harm posed to adjacent listed assets or the conservation area. The proposal is within the parameters of the Pack Horse Centre to minimise it's impact and dominance.

6.7 ***Do you understand the heritage asset well enough to make an informed decision?***

It is intended to apply the highest of design principles, conservation & build ethics and keep dialogues with the Council open throughout the Planning process seeking as much advice and recommendations as possible. The applicant has also secured the services of a Chartered Planning Consultant with a strong track record and interest in historic building conservation to assist and advise on this scheme, who will act as a professional conduit between all parties.

6.8 ***Will the benefits outweigh any harm?***

There is negligible heritage harm created by the proposal. Having a functional use in the vacant space will serve the building well and in turn, make a valuable contribution to the quality and viability of the town centre.

6.9 ***Could you avoid (mitigate) any minor impacts on the heritage asset?***

The proposed work is discrete and contained within the modern build. It involves no demolition of key buildings of historical importance or expose any heritage asset to unnecessary harm. This proposal will enable both the 70s cladding to be removed and replaced with material that is appropriate in preserving the character of the heritage assets on either side and a consistent theme of glazing that is seamless and cohesive.

6.10 ***Is the scale, design, materials proposed for any proposed works appropriate?***

The design, scale and materials of the proposal seeks to positively responds to the site constrains such as the linear building form and improves the legibility and character of the elevation which is not historical but still a prominent vernacular along King Street.

Summary of proposals and justification

Proposal	Fabric affected and significance	Potential impact	Mitigation	Design Principles
Removal of existing frontage and cladding on the 1st floor and replace with new stone slips and aluminum glazing 19-31 King Street frontage.	Town Centre Conservation Area. Grade ll Listed Buildings 17 and 33 King Street.	Minimal. Does not compromise with key views, outlook and privacy of the adj listed building at a high level and does not detract	Kept within the parameters of the Pack Horse Centre to keep the proposal discrete in scale and massing. No key or important views of	Use of high quality sustainable materials and architectural details to be agreed by condition with the LPA.

		from character of conservation area.	listed buildings are obstructed. Improve the appearance of the King Street elevation. Essential to be able to provide natural lighting for the proposed apartments.	Avoid adding bulk and breaks in linear lines to an already prominent building. Maintain strong horizontal lines.
Change of use of a former restaurant to form 10 one bed apartments.	Town Centre Conservation Area. Grade ll Listed Buildings 17 and 33 King Street.	Negligible Internal changes carried out sympathetically.	Residential use will provide the redundant space with a sustainable end use at 1st floor level. This is kept within the parameters of the Pack Horse Centre which is not listed or located within the Conservation Area. Pack Horse is itself a modern vernacular that is different in appearance, size and scale compared to many of it's adj neighbours. Activate the building frontage to create character.	Use of high quality sustainable materials and architectural details to be agreed by condition with the LPA. Open plan living with a glass opening serving the habitable rooms to allow for transparent natural light.
Access to the apartments to be provide on the ground floor (existing unit 19 King Street).	Town Centre Conservation Area. Grade ll Listed Buildings 17 and 33 King Street.	Negligible Internal changes carried out sympathetically. No changes proposed externally.	Re-use existing access that once served the Chinese buffet.	No changes proposed.

		Does not compromise with key views of the adj listed not detract from character of conservation area.		

6.11 The proposal enhances and respects its local conservation and historic context, whilst ensuring that the setting, character and integrity of both the host and adjacent listed buildings are not impacted in a detrimental manner, making a positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality as well as to the local character and distinctiveness.

6.12 The content of this assessment and the analysis of the significance of heritage assets in relation to the proposed development has demonstrated that the development represents a sustainable and sympathetic form of development that both preserves and enhances the architectural quality, appearance and use of the curtilage. It accords with the National Planning Policy Framework, which sets out a presumption in favour of sustainable development and complies with local plan policies as discussed in the policy section.