

1ST FLOOR, 19-31 KING STREET,  
PACKHORSE CENTRE, HUDDERSFIELD,  
HD1 2RT.

DEC 2023

Planning, Design & Access Statement

1st Floor, 19-31 King Street, Packhorse Centre,  
Huddersfield.



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The business card features a blue and white color scheme. On the right side, there is a perspective sketch of a modern, multi-story building with a blue facade and a glass frontage. The card is divided into sections by a dark grey horizontal bar at the bottom.

## 1.0 INTRODUCTION AND PROJECT BACKGROUND

- 1.1 HMS Town Planning have been instructed to prepare and submit a Full Planning Application 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 and roof at 19-31 King Street, Huddersfield.
- 1.2 This follows on from a previously withdrawn prior notification application ref: 2022/CLASS MA/93651/ - Prior notification for the change of use of the first floor of 19-31 King Street from Class E premises to Class C3 residential comprising of 10 no. one-bedroomed studio apartments.
- 1.3 Concerns regarding natural lighting resulting in the withdrawal of the application to re-think the layout of the proposal which includes the removal of the balcony area which was granted approval 2022/62/92636/W and the inclusion of roof lights as recommended by the Local Planning Authority. Such external changes would not fall within the criterias of a prior notification and thus a full application is submitted.
- 1.4 The site fall outside of the Town Centre Conservation Area and adjacent to a grade 2 listed buildings, 17 King Street. A Heritage Assessment is submitted with this application.
- 1.5 This statement provides an analysis of the site and its surroundings and sets the proposal in line with planning policy and design frameworks. It explains the design principles and concepts that have been and will be applied to the layout, scale and appearance of the proposal as well as demonstrate how the proposed development fits in with the urban context.

## 2.0 THE SITE AND SURROUNDINGS

- 2.1 The application site is a modern 2 storey high building which infills two historical buildings along King Street, spanning from 19 to 31. It is the southern elevation and access of the Pack Horse Centre built in the 1970s.
- 2.2 Planning permission was granted in 2014 for Change of use of first floor above 21-31 King Street from (A1) retail to (A3) restaurant with main access via 21 King Street with same use at ground floor and basement, and installation of replacement shop fronts (2014/62/92795/W). It would appear that the actual address should have been 19-31King Street and the main access via 19.
- 2.3 The Chinese Buffet vacated the premises in January 2022. The large 955sqm floor space was proving difficult to let with many restaurant operators preferring a ground floor position and retailers looking for smaller premises.



Aerial view of the site and its surroundings





2.4 Since acquiring the centre in 2020, the applicants have made significant investment in the retail units. The building has been regenerated and tenanted and currently employs 20 local full-time members of staff ranging from security, property maintenance, cleaners, marketing and building/lease management.

2.5 The Packhorse has also worked alongside the Council in offering spaces for the traders who had been displaced from the closure of the market. It's economic success has been exceptional so far in attracting shoppers and diners to the area with most of the ground floor internal and external units now tenanted.



- 2.6 The site and surrounding land slopes gently downwards from west to east. The site is within a predominantly commercial area being located along one of the main shopping streets in Huddersfield Town Centre. Retail, leisure, food and drink dominates the ground floors. The upper floors are mix of commercial, services, residential and ancillary storage.
- 2.7 To the west of the site, and attached to the building, is a grade 2 listed building with a higher apex roofline accommodating a retail use and residential, and this is constructed from stone. To the south/rear of the building is the core of the shopping centre and is under a flat roof. To the east of the site, is another listed building 3 storeys in height with a mansard style roof.

### **3.0 PLANNING CONTEXT**

- 3.1 Section 38(6) of the Planning and Compulsory Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises of the Kirklees Unitary Development Plan (saved policies). The Government's National Planning Policy Framework is a material consideration.

#### **3.2 *Kirklees Local Plan***

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:

#### **3.3 Policy PLP 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.

#### 3.4 **Policy PLP 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

- 3.5 The application site is located within the parameters of an established shopping centre that never reached it's full potential in terms of occupancy and popularity despite being very accessible to large numbers of people, particularly by public transport and on foot. The proposal aims to ensure that this widely accessible provision, based on existing centres, is maintained, but it's offer is able to respond to economic trends and population movement. It is also important to improve the environment to and encourage new investment in the town centre.

#### 3.6 **Policy PLP 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.

3.7 National policy states that planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. The proposed reuse of the vacant 1<sup>st</sup> floor space for residential is considered to be the best and most sustainable end use .

3.8 **Policy LP11: Housing Mix and Affordable Housing**

All proposals for housing must aim to provide a mix (size and tenure) of housing suitable for different household types which reflect changes in household composition in Kirklees in the types of dwelling they provide, taking into account the latest evidence of the need for different types of housing.

3.9 City living in Huddersfield is a popular choice for single professionals, especially post graduates who remain in the town for work and in need of affordable accommodation to be able to get onto the property ladder.

3.10 **Policy PLP 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.

Centres shall provide a mix of uses to serve the local community, businesses and visitors to the district. The uses shall complement each another whilst retaining a strong retail core. Centres in Kirklees shall aim to provide a range of uses to support the daytime and evening economy.

All proposals shall be inclusive for all users, and be attractive to pedestrians, cyclists, and public transport users. They shall also conserve and enhance the local character, heritage, green spaces and the public realm where appropriate.

**3.11 Policy LP14: Shopping frontages**

Within the Primary Shopping Frontages as defined on the Town Centre Maps, at street level, proposals should seek to continue retail uses in order to retain vitality and viability within the Centre and the strong retail core. Retail will remain the predominant use on each primary shopping frontage.

3.12 The proposal will not affect the frontage at street level. Ground floor retail frontage has seen a significant improvement since the regeneration of the centre and this will be protected.

**3.13 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.

**3.14 Policy LP17: Huddersfield Town Centre**

Proposals for new development within the town centre will be supported where they:

- a. preserve and enhance the towns' cultural and architectural heritage and open spaces, and connections to them;
- b. provide a safe welcoming inclusive destination for people of all ages of the district to visit throughout the day from morning into the evening;
- c. provide space for town centre residential living;
- d. provide opportunities for larger scale individual retail floor plates;
- e. provide, where appropriate, sustainable modes of transport, such as cycle and pedestrian routes, cycle parking and charging points for electric vehicles;
- f. provide space for a range of businesses from small scale start-ups to larger multinational corporations
- g. create opportunities for the economic development and expansion of the town and the district; retain and regenerate key historic features of the town centre such as pedestrian arcades, yards and historic listed buildings, both within and outside of the Huddersfield Town Centre Conservation Area.

### **3.15 Policy PLP 22: Parking**

The provision of parking will be based on the following principles:

- a. in town, district and local centres, car parks close to the main shopping area will be for short-stay use and peripheral car parks for long stay use;
- b. long stay parking in town centres will be reduced progressively in conjunction with improvements to sustainable transport opportunities, where appropriate;
- c. provision of private non-residential parking in town centres will not be permitted unless it can be demonstrated that it is required for operational reasons. Where such provision is permitted appropriate arrangements will need to be put in place to provide management arrangements consistent with public parking in the centre;
- d. provision of residential parking schemes within town centres for private vehicles/motorcycles/and cycles will be permitted; where appropriate and where schemes can be shown to enhance residential developments in the town centre;

e. car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development;

f. new developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance;

g. provision will be made to meet the needs of cyclists for cycling parking in new developments;

h. provision will be made to accommodate the needs of disabled people for the parking of vehicles.

3.16 The proposed development is located amongst a cluster of mix commercial uses and upper floor residential in the town centre. This new residential use will enhance the adjacent businesses and support the vitality and viability of the town centre. The development will not cause a detrimental impact upon the existing parking availability given that the location is benefits from high sustainable transport merits. Parking and cycle storage is available in the basement area if required.

3.17 **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.

3.18 The application site relates to a vast empty space on the first floor of the Packhorse Shopping Centre. Having once been a thriving restaurant, it's current vacant state would be a missed opportunity for the building not to explore an alternative use that would compliment the rest of the building. The proposal will endeavor to bring about the re-use of the vacant space in its entirety to secure

regeneration and bring the space into full and effective use, through innovative and sustainable design that will play a role in improving the quality and character of the area which has a prominent frontage.

- 3.19 It is important for the town centre, King Street particularly, that the existing stock of premises and brownfield sites should be sufficient to ensure that opportunities for diversification, vitality and viability of a mix of uses are not inhibited, and to avoid deflecting development pressure unnecessarily when the area clearly lends itself to it.

3.20 **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.

### 3.21 *National Planning Policy Framework 2023*

The revised National Planning Policy Framework (NPPF) 2023, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. Paragraph 8 of the Framework sets out the principles of achieving sustainable development. It means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.22 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.

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

3.24 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.

3.25 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.

- 3.26 Section 7 of the Framework advises on ensuring the vitality of town centres. Paragraph 90 states 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.
- 3.27 Section 8 seeks to promote healthy and safe communities. Paragraph 96 advises that planning decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mix-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
  - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
  - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 3.28 Paragraph 97 advises planning decisions should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
  - b) take into account and support delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
  - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
  - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
  - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

- 3.29 Section 9 deals with promoting sustainable transport. Paragraph 109 states significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 3.30 Section 11 sets out the Government's 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.
- 3.31 Paragraph 124 states that Planning policies and decisions should:
- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
  - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
  - c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
  - d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and
  - e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.
- 3.32 Section 12 advises on achieving well-designed places. Paragraph 131 states that 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. Paragraph 135 says planning 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.

3.33 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.

3.34 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.

3.35 The proposed development provides an opportunity to deliver a high quality development by utilising an existing and vacant space set within an existing building in the heart of the town. The proposed use reflect the above-mentioned policy considerations and represents a sustainable form of development

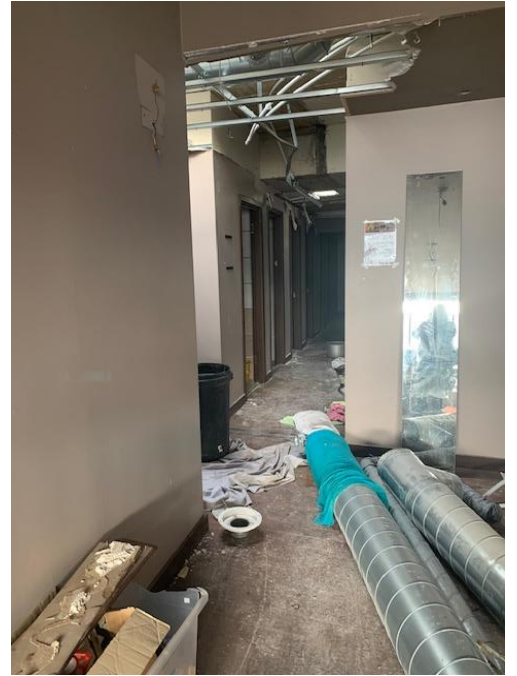
having regard to the aims of both local and national planning policies. The external elevational changes proposed enhances and respects its local conservation and historic context, whilst ensuring that the setting, character and integrity of both the host and adjacent listed buildings are not impacted 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.

## 4.0 The Proposal

- 4.1 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 apartments.
- 4.2 The site is accessed at ground floor level from 19 King Street. There are strong remnants of the previous restaurant and catering use. However, harsh strip outs have left the space very exposed and would risk further deterioration if repairs are not undertaken and a suitable end use is in place to enable ongoing maintenance.

### Existing photographic record:







Use:

- 4.3 The proposal aims to make good use of existing/vacant space, and provide a new sustainable use for city/town centre living in line with national and local plan policy which recognises that residential development can play an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.
- 4.4 The new residential space will enhance and compliment the existing commercial uses in the Packhorse Centre and create an inviting, positive and attractive external upper floor frontage for this monotonous 1970s building, which is need of upgrading.
- 4.5 The Packhorse Centre as a whole lends itself extremely well as a mixed use development, its excellent location, and potential to offer a diverse range of activities in close proximity to other town centre uses, can sustain the proposed uses and other types of activity including residential. It is not considered that such uses would conflict with each other, in fact they would all complement one another which would result in the transformation of the centre. In the planning balance, a mix used centre represents a sustainable form of development and the principle of the proposal is considered to be sound and accords with both local and national policies.

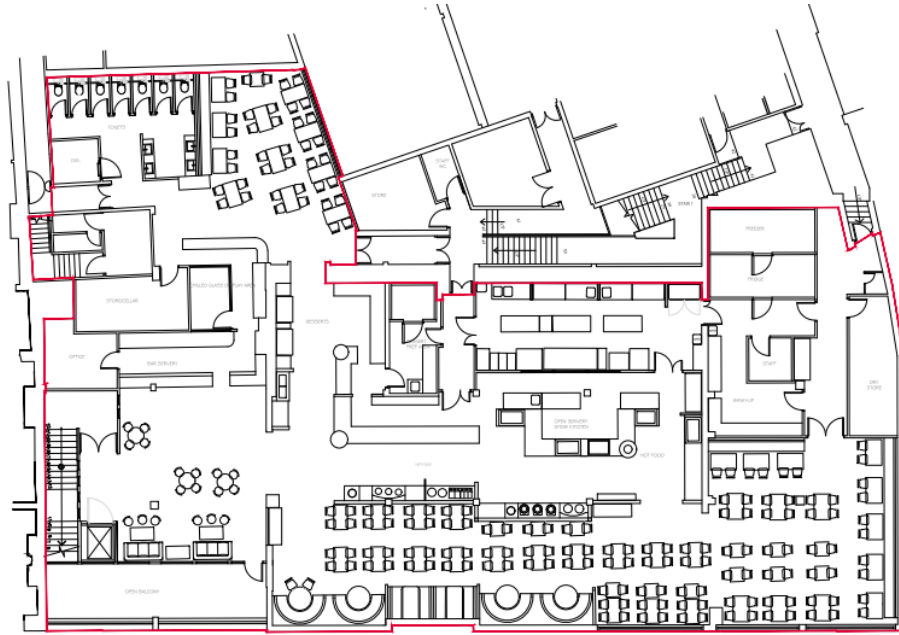
Amount:

- 4.6 The proposal is for the creation of 10 x 1 bedroom (1 person) apartments. Each apartment will be 49sqm. The Technical Housing Standards document states that a one-bedroom flat for one person (minimum assessed) one storey should be at least 37 or 39 square metres dependent on whether the bathroom has a shower. For one bedroom apartments that sleep two persons, 50 square metres of space is required. In this instance, each apartment will be for 1 person and will be marketed/clearly set out in the rental agreement. This is considered to be appropriate for the location and capacity of the site.

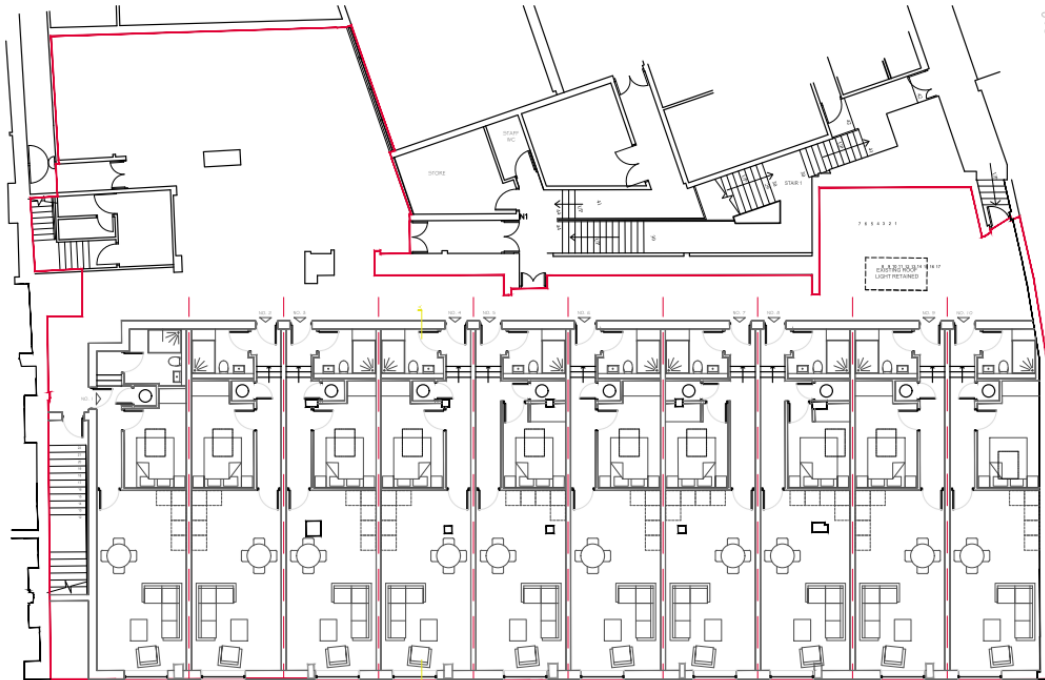
Scale and Layout:

- 4.7 The scale and layout of the proposed development will result in a discrete internal residential use within the Packhorse Centre and an external frontage along King Street of a much improved visual vernacular that does not attempt to dominate the adjacent developments and one that innovatively and positively responds to the site constraints such as site levels and the two listed buildings either side to create a new design that will improve the legibility and character. The floor plans have been developed to create a dynamic, flexible and vibrant place to live.

- 4.8 A key objective of the proposal is to create an attractive façade will balance and improve the overall image, character and appearance of the upper levels of the building.

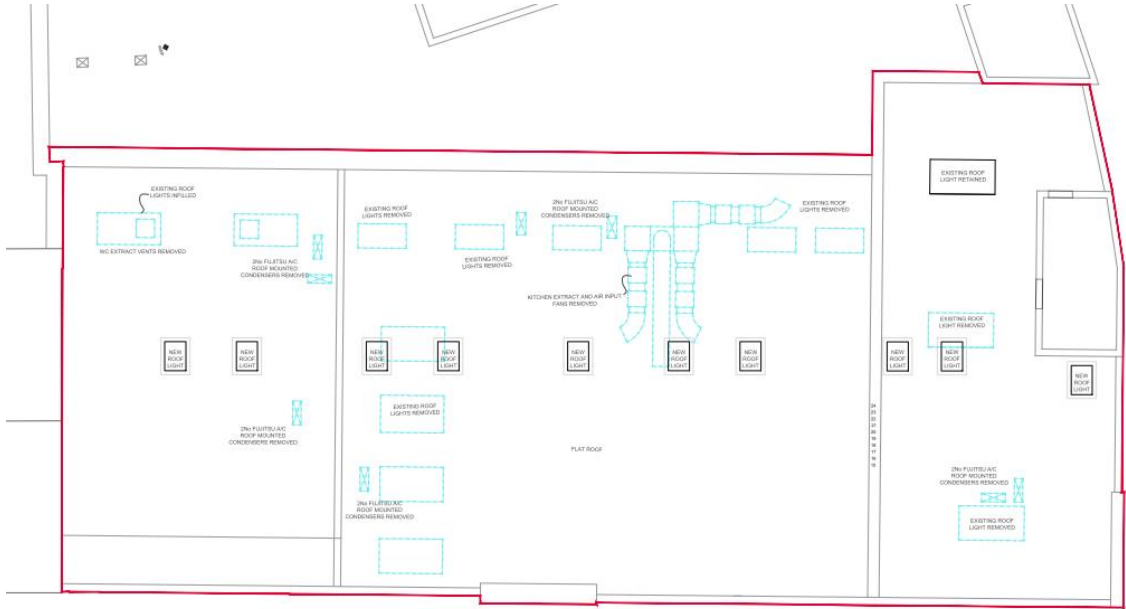


Existing 1<sup>st</sup> Floor Plan



Proposed 1<sup>st</sup> Floor Plan

**1ST FLOOR, 19-31 KING STREET, PACKHORSE CENTRE, HUDDERSFIELD, HD1 2RT.**



**Proposed Roof Plan**



**Existing King Street Elevation**



**Proposed King Street Elevation**

Materials:

- 4.9 The replacement windows will be a simple, lightweight aluminum frames and rough dressed buff stone slips will be used to replace the existing cladding. The exterior of the building will be very matching of the adjacent ashlar buildings which is popular material in the conservation area and a key feature.



Design Principles:

- 4.10 The approach to design has been to respond positively and innovatively to the site constraints and opportunities and well as the applicant's vision for delivering a sustainable development using modern materials, design and vernacular to give the dated upper floor Thae Packhorse Centre, King Street a new and enhanced upgrade and set the bar for good design.



Examples of one person city apartments:



Access and Parking

- 4.11 The existing access arrangements will remain. The site is easily accessible to the public by walking, cycling and public transport. Pedestrian movement and safety around the site is important, especially given the busy town centre location. The continued use of the existing entry point at 19 King Street would not be hazardous to pedestrians and therefore there is no detrimental impacts to pedestrian safety.
- 4.12 The site is a Town Centre location with excellent access to public transport, shop, food and drink and other local amenities. The Packhorse Centre have spaces available in the basement for allocated car parking, and plenty of safe cycle storage spaces, this can be agreed between the Packhorse and the occupant.

Amenity

- 4.13 Roof lights are proposed to serve the bedrooms of each of the 10 apartments. Existing roof lights are poorly located and some are in a very bad condition and these will be filled in.

- 4.14 Waste and recycling bins are located in the basement of the Packhorse Centre. Access arrangements will be exactly the same as how it was for the buffet restaurant, which is via the central stair case marked 'up' on the floor plan. The waste is collected via a private management agreement which has been set up between the Pack Horse Centre and Veolia. The point of collection is along Cross Church Street.



- 4.15 Considering the variety of different uses in the locality, there is likely to be no significant impact upon the amenity of nearby businesses. It is understood that a mix of services and residential uses occupy the 1<sup>st</sup> floor area of some of the adjacent units. However, there is likely to be no adverse impacts having regard to noise and disturbances over and above what currently exists in such a location.

## 5.0 CONCLUSION

- 5.1 The NPPF has introduced a presumption in favour of sustainable development. The site is located within Huddersfield town centre in a sustainable location which is easily accessible by sustainable transport methods. The area is predominantly commercial in character and uses seen throughout the vicinity.
- 5.2 This proposal would see a currently large vacant space on the 1<sup>st</sup> floor of the Packhorse Centre be developed for residential use with the potential to offer a wider choice to the community which in turn

would increase employment opportunities, enhance social provision and interaction and increase economic activity in the town.

- 5.3 The proposed development provides an opportunity to deliver a new residential scheme utilising an existing space in the heart of the town which represents a sustainable form of development which would not be detrimental to the immediate area. The proposed uses reflect the above-mentioned policy considerations having regard to the aims of both local and national planning policies.