

Consultation Response from KC, Highways Development Management
2024/91174 5a, Northumberland Street, Huddersfield, HD1 1RF
Reconfiguration of 6 student bedsit flats to create 16 student apartments (within a Conservation Area)
Date Responded: 05/12/2024 Responding Officer: CNB Responding Ref: K5-7NE/22

This application is for the reconfiguration of 6 sets of student bedsits flats to create 16 self-contained student flats within an existing building fronting on to Northumberland Street, a 30mph two-way single carriageway town centre distributor road of approximately 7.7m width with footways on both sides, street lighting, pay-and-display parking bay to the front of the development site and No Waiting At Any Time TRO markings opposite and to the junctions either side of the proposal site.

Northumberland Street is part of the “Station to Stadium” highway improvement route and its layout may change in respect to the improvement proposals.

Northumberland Street hosts a high frequency bus route and there are stops on multiple high frequency routes within 150m of the site. The main Huddersfield rail station is within 180m of the site. The site is on the edge of the sustainable town centre area with most shops, supermarkets and services within 500m of the site. There are numerous public car parks within the town centre.

This application is for phase 2 of the development with phase 1 being covered in approval 22/91298 for easternmost section of the development site. The current application is for the western section of the application site covering basement, ground floor and first floor areas. The proposals are to change 6 multi-bedroom bedsit flats with a total of 28 bedrooms in to 16 fully contained student apartments, 15 as 1-bedroom and 1 as 2-bedroom. This would create a reduction of 11 bedrooms within the development.

No parking is associated with the development, and this would be viewed as a slight concern in relation to start/end of term drop-off and pick-up, however as the site is currently operating as a student residence, the proposals would reduce the number of occupants, and there are public car parks within a short walking distance, this is viewed on balance, as being acceptable.

There is currently some pay-and-display parking to the front of the site but there is no guarantee that this will remain with the sustainable travel improvements as part of the Station to Stadium route along Northumberland Street.

The proposals are for 17 cycle storage spaces within the basement, this appears to be for both phases of the development, a total of 30 apartments. The current local standards for cycle parking are for 1 space per dwelling and so we would like to see this increased to be more in-line with standards. It should also be noted that Drawing No 05 Rev A shows the cycle storage is located within the basement and this would necessitate cycles being carried up and down stairs. Unless the cycle storage can be relocated to a more suitable location then we would wish to see cycle gutters adding to the stairs on the route between the cycle store and the main entrance. Details of the type of cycle rack should also be provided to ensure the provision will provide secure storage that reduces the possibility of either theft or damage to cycles. This can be conditioned.

Waste storage is shown on drawing No 05 Rev A to the rear of the site within the basement. The waste storage area has a ramped exit out on to the back street between Byram Street and Lord Street and it should be noted that this adopted road may be included within the Huddersfield Market Improvements scheme. Colleagues in the Kirklees Waste Strategy team have indicated that a waste collection already occurs from the premises, and this would be expected to continue and so this is considered acceptable.

With this we consider the application to be acceptable on highways grounds with the following condition.

Condition

Before first occupation, details of suitable cycle storage and access facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: To comply with the Council's sustainability objectives and to meet the requirements set out in Local Plan Policy LP22 part g.