

# Folly Hall

Conversion from Restaurant and Nightclub to Student  
Accommodation

**Design and Access Statement**



**ARCHITECTURE**



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## Folly Hall Huddersfield DESIGN & ACCESS STATEMENT

### Forward

This document has been prepared by C49 Architecture Limited to accompany the full planning application for Former Chutney Mahal, Folly Hall. It should be read with the accompanying application documents and drawings which describe the proposed scheme for this building in a prominent location in Huddersfield.

The building (and the surrounding area) has evolved considerably due to changes in the town centre and town centre trends. This part of town was originally very different to what is currently visible.

The building is of poor condition following a former fire and lack of use since.

The building is highly visible and prominent on the edge of the town centre.

The current building is a stone faced late 19th century public house with adjoining buildings that is no longer in use and now derelict.

The site is situated on a prominent location facing the Grade II listed building, Folly Hall Mills. Despite it facing this historic building the site is not in a conservation area whilst having no historical features or significance.

The immediate context is built up residential, retail, commercial and industrial use; with the latter abutting the site. To the northerly quarter the site is Huddersfield Town and the University of Huddersfield, making the location desirable for a student residential scheme.

The current owners are wishing to retain the existing building, extend vertically and convert the buildings for a luxury student studio scheme with amenity space for student living.

The site offers excellent access to the Town Centre's Retail and Leisure facilities, as well as being within a short walking distance of Huddersfield Bus and Railway Station.

Presumed constructed within the early 1900s the structure appears to be a traditional construction. In need of significant repair.







## Location

The site lies South of the Town Centre just outside the ring road off Chapel Hill.

As is identified the university is within 5-10 minutes walk depending on campus



## Current Use

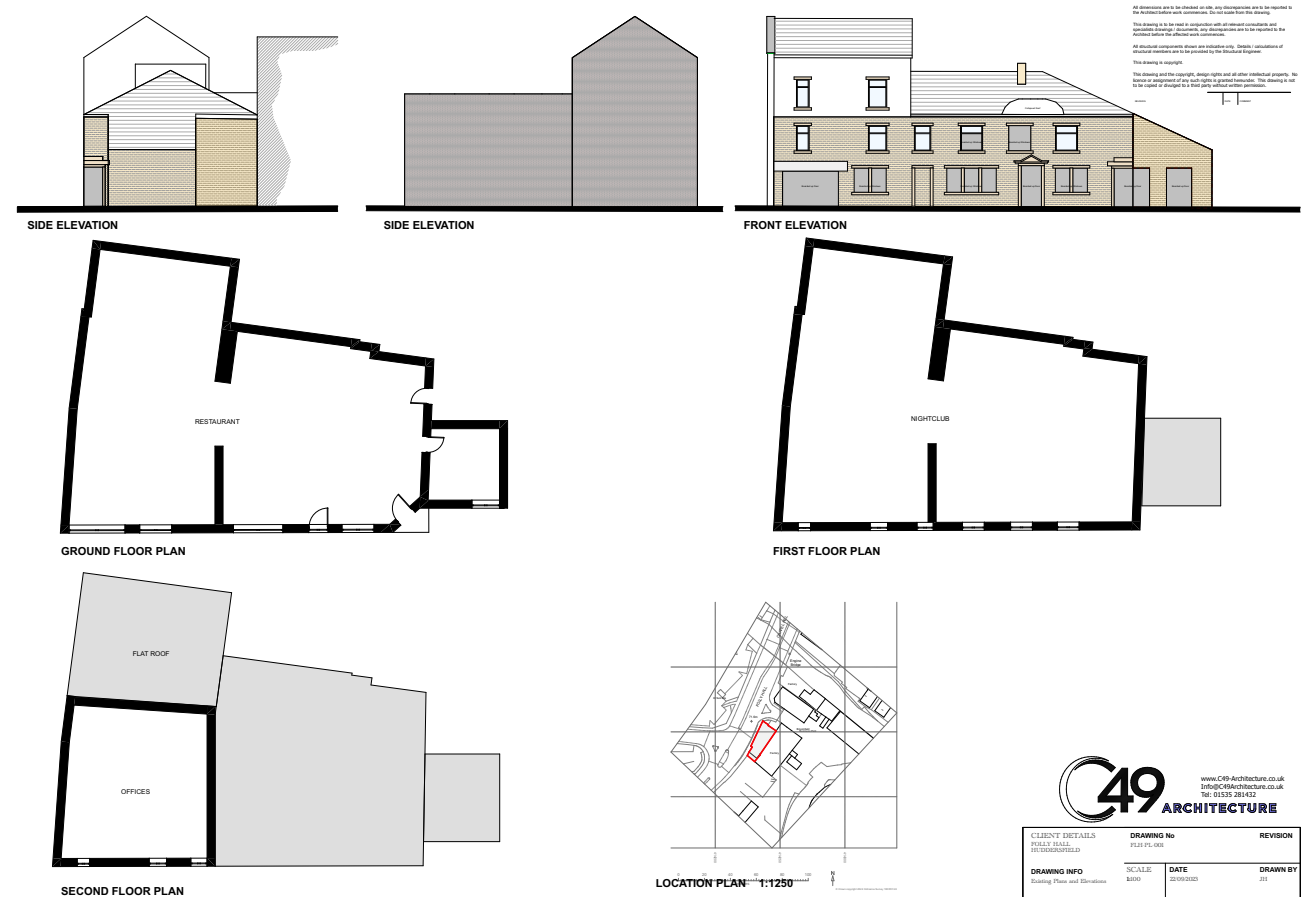
The building is currently in a derelict form requiring extensive repair following a fire. The site has a a usage for restaurant and nightclub facilities . However Huddersfield has seen a change in trends. More recently, the new Kingsgate centre has shifted the centre of retail shopping from the top of town to the bottom of the Town Centre. This has resulted buildings such as the Co-op to be converted into accommodation and has resulted in a lower standard of shops to the top end of town which has been catastrophic for surrounding buildings. Due to the general decline in retail and the low occupancy level, the building as its current condition it requires a new use and a profitable investment to make sure this building which is well known within Huddersfield to find a new usage and remove the eyesore from the prominent location.

## Potential Uses

An assessment of the Huddersfield Town Centre accommodation sector highlights the need for high quality accommodation. A need was established for low density apartments for high income students, young professionals and academic staff. This view was further reinforced by a similar projects in the town centre and the local development plan which is promoting this type of conversion.

## Brief

The main objective is to identify sustainable long term uses that generate sufficient revenue to justify the investment required to undertake the project and long-term development and life of the building. All the feasibility studies have identified the need to change the use of the building away from the full commercial use to a new use that can generate acceptable levels of income. It is also considered that the building not the most attractive in its current condition. Extra floors will generate the amount of development required whilst making the building become more attractive, and the retention of the existing building and a new modern intervention on top should be seen as a positive sustainable approach. Through the design process it was seen that the building could take up to four new stories on top but it was seen by ourselves and the applicant that four floors on top would be too overpowering and not required therefore a reduced scheme is proposed with the focus on quality not quantity. The proposal for the two extra floors does not create an over imposing building therefore it was considered that this approach was more sympathetic to the area in this prominent position.



 <small>www.C49-Architecture.co.uk          info@C49-Architecture.co.uk          Tel: 01484 281427</small>		<small>CLIENT DETAILS</small> WELLS HALL HUDDERSFIELD	<small>DRAWING No</small> P121 PL 0018	<small>REVISION</small>
		<small>DRAWING INFO</small> Existing Plans and Elevations	<small>SCALE</small> B1001	<small>DATE</small> 22/09/2023

# Current Design Proposal

Student accommodation now focuses on the student's life as a whole. Therefore, on the ground floor, we suggest a welcome foyer area in the same location as the existing reception area.

The existing building is one that could be seen as reasonable architectural design which blends in with the surroundings.

In the ground floor a conversion is proposed to provide an enlarged communal area, separated into different pockets of social areas. We also provide a self-service bar, vending machines and a dedicated coffee area and an expansive gym at the very end to fulfil the student's needs on-site.

We will address amenity in more detail further in the statement. There is vertical extension to justify the conversion and the costs included in converting this building..

## Accommodation

The proposals are for a change of use and vertical extension to form student studios of varying sizes dictated by the constraints of the existing buildings, but each with a minimum area of 20 m2 All student studios will have their own bathroom and kitchen. The kitchen providing full cooking, dishwashing and refrigeration facilities with storage for food, pans and crockery. A washing machine will not be provided but a shared communal laundry room is proposed and the optional laundry and ironing service will also be offered at an extra charge.

Apartments will be fitted out to include a workspace, two person settee, tv/ storage unit, wardrobe and bed.

Tenant amenity space is provided to the ground floor providing a mix of games and work areas.

A central refuse store is located on the ground floor with level access. The store will be equipped with bins for both general and recycled waste. A secure cycle store is also located on the ground floor, taking advantage of the level access. A minimum of 15 cycles can be stored with a mix of dual height racks .

Individual post boxes are provided in a central location making this accessible to all.

## Layout

It can be seen that the arrangement utilises all the existing structure and the existing structure creates the form for the upper extensions.

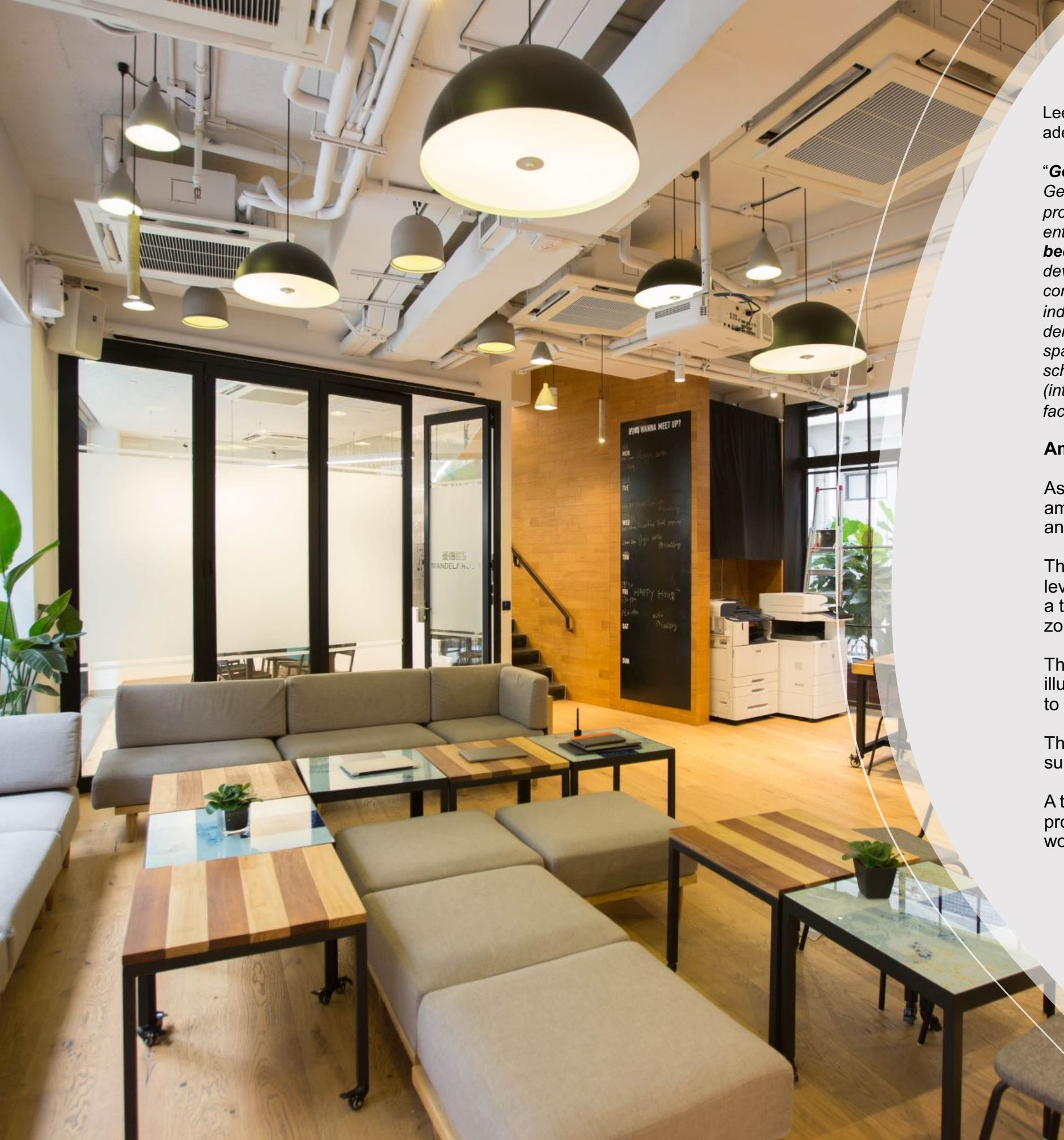
The configuration offers studios which reflect the high quality and living standard approach the applicant would like to offer compared to others.

The proposed building will use the existing main entrance on Lockwood Road.

Having a main entrance serves to concentrate the footfall which then offers increased commercial activity for the local shops within the vicinity. There are two commercial units proposed to be retained.

The apartments are configured to offer flexible, high-quality accommodation. Each bedroom is to have its own ensuite shower room, a larger bed, distinct study areas and hotel style mood lighting. At 20+m2 the studios are larger than average and offer the occupants a better quality of life.





Leeds SPD For amenity space used as a guideline to provide adequate amenity to this proposal

#### **“General Communal Space Standards**

*General communal space (e.g. common rooms) should be provided at **1sqm per bedspace** (excluding corridors / entrances / foyers / bike stores) as a minimum for **all bedspaces** including studios. It is expected that most developments will exceed this minimum requirement for communal space and exceptions to this would be where the individual studios and bed spaces within cluster flats were of a demonstrably high size, standard and quality. The communal space should be free to use for all students living in the scheme and is defined as any space within the development (internal and / or external) that accommodate free amenity facilities for use by the resident students only.”*

#### **Amenity facilities**

As part of the proposals multiple areas of communal amenity space are included for the use of all tenants and guests within the building.

The primary amenity space is located within the ground level and will offer a range of facilities which will include a tea/ coffee bar, gaming area, seating areas, work zones and a gym.

The Plans shows how these are organised, and the illustrations opposite demonstrate our client’s attention to quality and detail to these areas on similar schemes.

The quality of the space including fittings provides a suitable benchmark for this development.

A total area of 63 m<sup>2</sup> excluding communal corridors is provided which significantly exceeds standard which would expect 32m<sup>2</sup> .



## Scale and Massing

It is proposed that the existing building is visible and encased within a more modern approach which highlights the existing buildings form.

This proposal has been carefully developed using intricate Engineering input to reduce the massing and ensure the overall building looks proportionally balanced.

The new floors have been detailed to have acceptable floor to ceiling heights to ensure that the overall building height is minimised.

The design of the two additional floors is arranged to create a dynamic, linear form that is clearly discernible as a contemporary addition and in line with other successful developments in the area.

The two extra floors shall be constructed in lightweight construction and clad with cladding system.

## Viability

Any proposal that aims to redevelop this building is likely to require a very large investment simply because it will require complete renovation. In addition, a change of use will require new acoustic, thermal and fire measures to be taken.

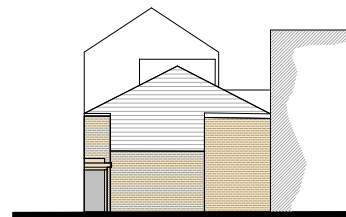
The existing building is also in such a bad state of repair and will need stabilisation prior to works commencing to allow the repair. The extra floors on top of the building make the building more viable and will ensure its long-term success.

## Benefits of Proposal

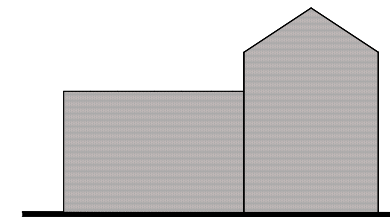
- Conserves a building with a sustainable long term use otherwise would end up in disrepair
- Reinvigorates the streetscape with a dynamic contemporary design
- Offers high quality flexible accommodation
- Provides new high quality retail units on the ground floor
- Supports the University's in attracting students to Huddersfield
- Represents a £2m investment in Huddersfield



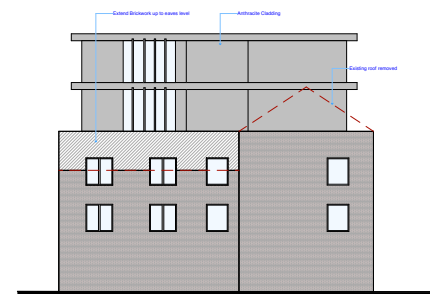
FRONT ELEVATION



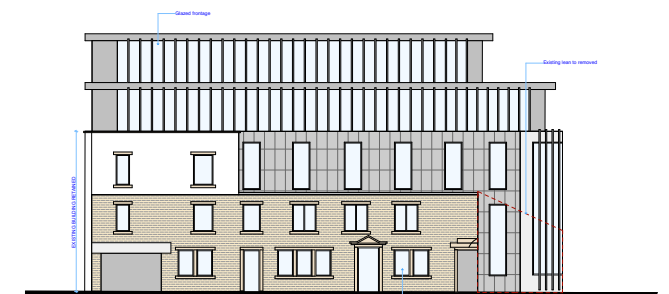
SIDE ELEVATION



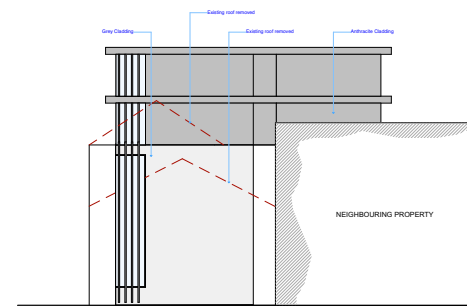
SIDE ELEVATION



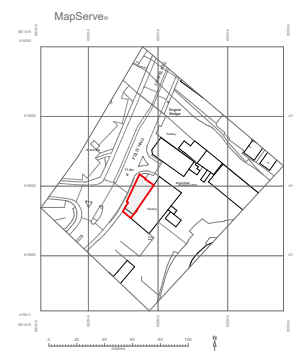
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



LOCATION PLAN 1:1250



IMAGE SHOWING CONDITION OF BUILDING



IMAGE SHOWING CONDITION OF BUILDING



CLIENT DETAILS		DRAWING No	REVISION
ROLEY HALL HUDDERSFIELD		2014-01-0007	
DRAWING INFO	SCALE	DATE	DRAWN BY
Existing Elevations	1:500/1000	22/09/2023	JTB

All dimensions are to be checked on site, any discrepancies are to be reported to the Architect before work commences. Do not scale from this drawing.  
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## Impact

The proposal is not seen to have any negative impacts than it is current use. The investment and redevelopment should be seen as a welcomed improvement to the existing situation..

The key issue of height is mitigated by the fact that the building is not part of a uniform streetscape but is surrounded by buildings of various heights and forms.

Whilst the building is within a prominent position will not have any detrimental impact as there are a range of building types, heights, roof styles and materials present.

It is thought that not developing the dilapidated building would cause more visual harm than the new proposed usage.

## Access

The building is located just outside the town centre and is located close to the bus and train stations.

It can be seen that it is ideally located for all the town centre amenities and transport links

Due to the town centre location, there is no requirement provision for specific off-street parking.

## Ecology

A full ecology report is appended to this report and this ecology assessment include a BNG net gain report which highlights the requirement of a 10% improvement which is achieved.

## Bikes and Bins

Bin storage is provided in a covered external space 2x 1100 recycling bins and 2 x 1100l general waste bins are provided in accordance with the requirements.

Bikes are required to be provided and a total of 15 bikes are needed to be provided.

This is to be done through a two tiered gas assisted bike system.

## Conclusion

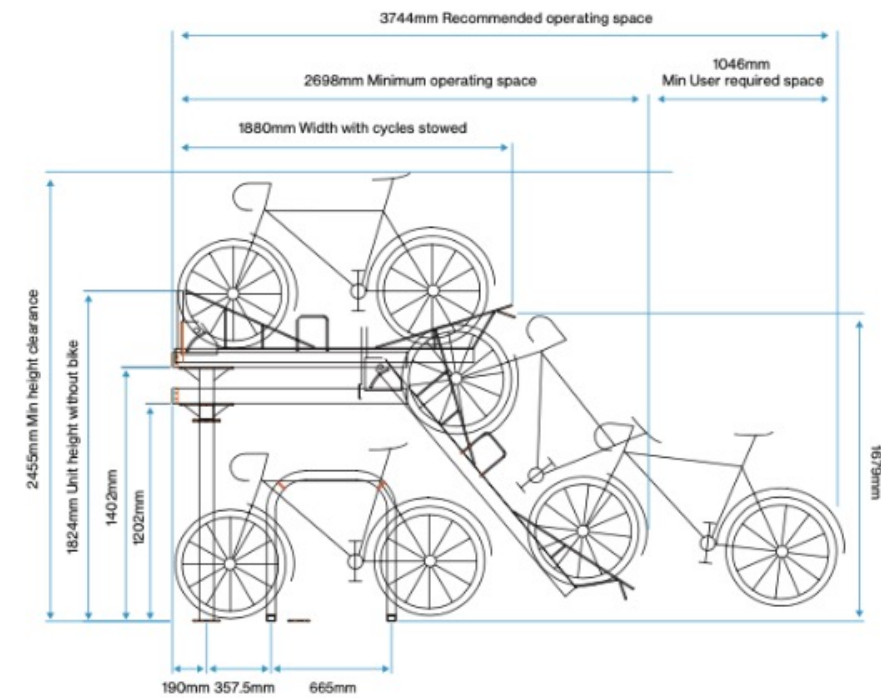
The ultimate premise justifying this proposal is that to conserve and restore a building on the edge of the town centre, it is critical that a commercially viable and sustainable, long-term use can be achieved.

A positive approach should be taken on ensuring this prominent location is developed removing the dilapidated eyesore into a positive aesthetically pleasing building with a long-term use which supports the level of investment required for its development.

It is thought that this application under current policies should be seen as acceptable and

the new use of this underused building supported.

## Diagram



**BIKE STORE DIAGRAM**



# ARCHITECTURE

**C49 ARCHITECTURE LTD**

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