

PRIOR NOTIFICATION
APPLICATION
FOR CHANGE OF USE FROM
COMMERCIAL SERVICES (CLASS E)
TO DWELLING HOUSES (CLASS C3)

AT

PEARL HOUSE
10 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1BA

ON BEHALF OF
HD CENTRAL

DESIGN AND ACCESS STATEMENT

DATED: OCTOBER 2024 Rev A

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE PROPERTY

1.01 – Pearl House is located along John William Street, one of the main road running through the centre of Huddersfield.



Photograph 1 – Pearl House

1.02 - The ground floor of Pearl House is mainly commercial, with units occupied by the likes of Wetherspoon and Paddy Power.

1.03 - The upper four floors are occupied by Fusion Housing, who are due to relocate in the near future.

1.04 – The property is not listed.

1.05 – The main pedestrian entrance to Pearl House is located off John William Street, see Photograph 2.



Photograph 2 – Entrance to the Upper Floors of Pearl House

2.0 - PROPOSALS

2.01 – The proposals are to change the use of the top four floors to residential with 5 No. 1 bedroom individual apartments on each of the levels, 20 in total.

2.02 – The proposals will not require any major external changes. The modular window designs lend themselves to the proposed residential division. Each unit will benefit from good levels of light.

2.03 – The flats are sized as below;

| Apartment | Floor Area (sqm) |
|-----------|------------------|
| 1 | 80 |
| 2 | 38 |
| 3 | 38 |
| 4 | 40 |
| 5 | 64 |
| 6 | 38 |
| 7 | 38 |
| 8 | 40 |
| 9 | 64 |
| 10 | 38 |
| 11 | 38 |
| 12 | 40 |
| 13 | 64 |
| 14 | 38 |
| 15 | 38 |
| 16 | 40 |

3.0 – HIGHWAYS CONSIDERATIONS

3.01 – Pearl House has a large enclosed parking area servicing the flats accessed off Wood Street to the rear, see Photograph 3. Residents will have internal access to this area to utilise a dedicated bin store and 16 No. secure cycle vertical lockers, see photograph 4.



Photograph 3 – Rear Vehicle Entrance off Wood Street.



Photograph 4 – Example of Secure Cycle Storage in Basement Parking Area

4.00 - CONCLUSION

4.01 – The change of use meets the criteria of the prior notification application for change of use from commercial to residential.

4.02 - We therefore trust that Kirklees MC can support the application.