JOHN WILLIAM STREET

DESIGN AND ACCESS STATEMENT

ARCHITECTURE

























ABOUT US

C49 Architecture is a fast-moving Architecture Firm who believe in creating inspirational projects. Through our designs, we strive to find the perfect balance between costs, comfort, practicality and beauty. Our goal is not only to create stunning buildings, but also ensure cost effective design.

Having experience working through out the UK we strive to bring the best cost-effective design to each project to suit the briefs given.

Working throughout the commercial and domestic sector we have experience in all projects.

Our projects are striking, effective whilst also working to the client's budget.

ARCHITECTURE

C49 ARCHITECTURE LTD

BRADFORD//HUDDERSFIELD

Admin@C49Architecture.co.uk

www.C49-architecture.co.uk

1.0

INTRODUCTION

This document sets out the design proposal for a residential scheme on a set of former office buildings at John William Street, Huddersfield,

The proposal seeks to convert the internals of the listed building to offer modern residential living.

78 John William Street is situated within Huddersfield town centre, on a junction between John William Street and Brook Street. Different typologies of residential areas, public and retail surround the site.

C49 Architecture Ltd have been tasked to design a building which will offer 14 flats of varying sizes.

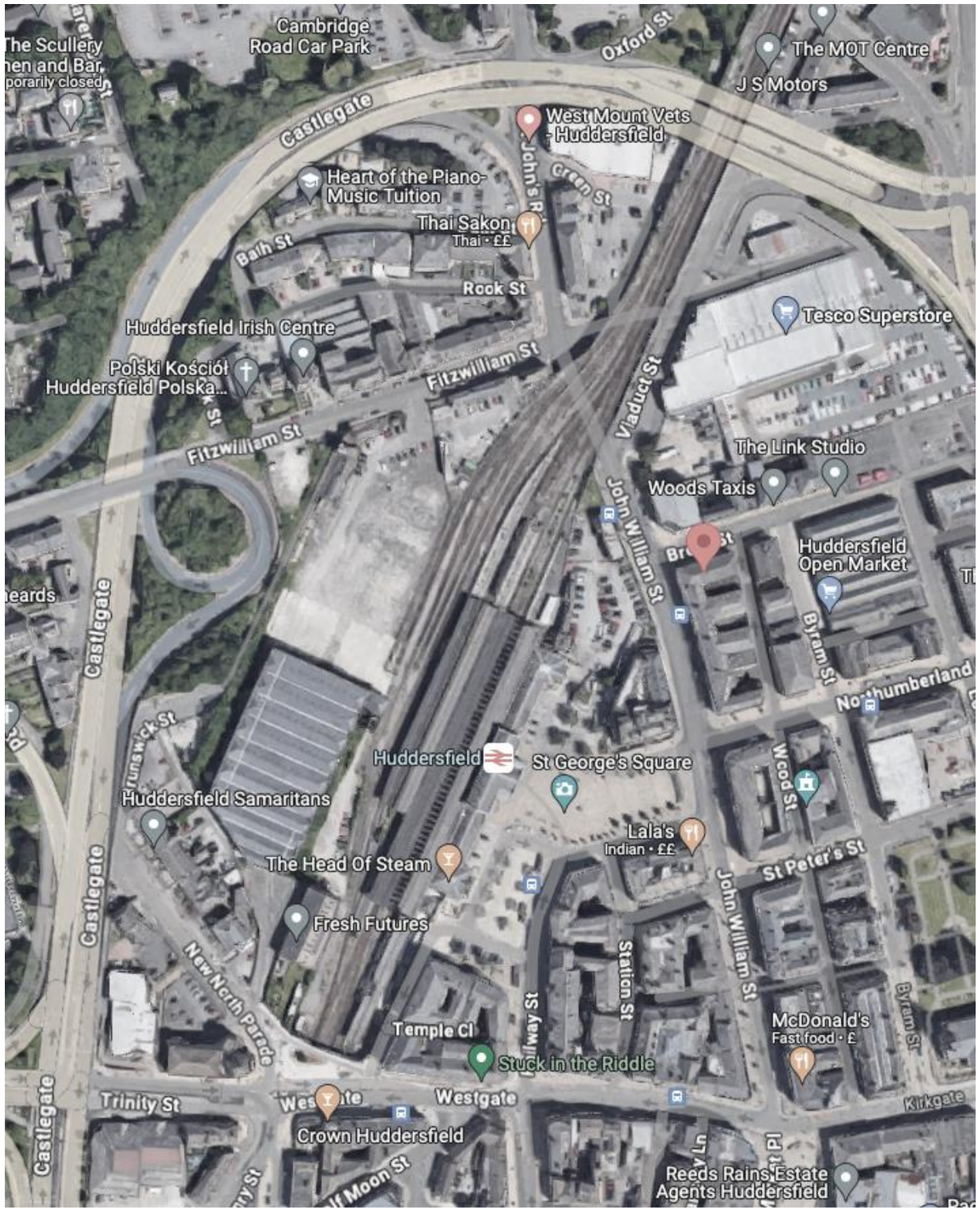
The following pages will inform the development of the proposal via analysing the existing and surrounding site conditions, presenting an overall research into the site and the nearby context.



Huddersfield is a historic market town within the Kirklees district, West Yorkshire. It lies in the valley of River Colne, approximately 15 miles south-west of Leeds Cite Centre.

The town grew in the 18th Century from a small village, where it was once the epicentre for textile manufacturing, consequently heavy engineering, chemical and other technologies became the town's major employer.

Due to it's rich history, the town benefits from having over 200 listed buildings; one of the most known being the Grade I Railway station. There are 7 postal districts within Huddersfield, with the proposed site located in HD1.



2.0

EXISTING BUILDING AND SITE

The current building is a stone-faced late 19th century listed office building adjoining building which has a restaurant and apartments above.

The building is a listed building the site is within the town centre conservation area whilst having no historical features or significance.

The immediate context is built up residential, retail, commercial and leisure use

The location desirable for an apartment residential scheme with the building not in demand for offices.

The site footprint is that of the building envelope.



A site analysis has been undertaken to help aid the design of the scheme and more importantly inform existing opportunities and constraints within the site.

The key points have have been considered are:

Location

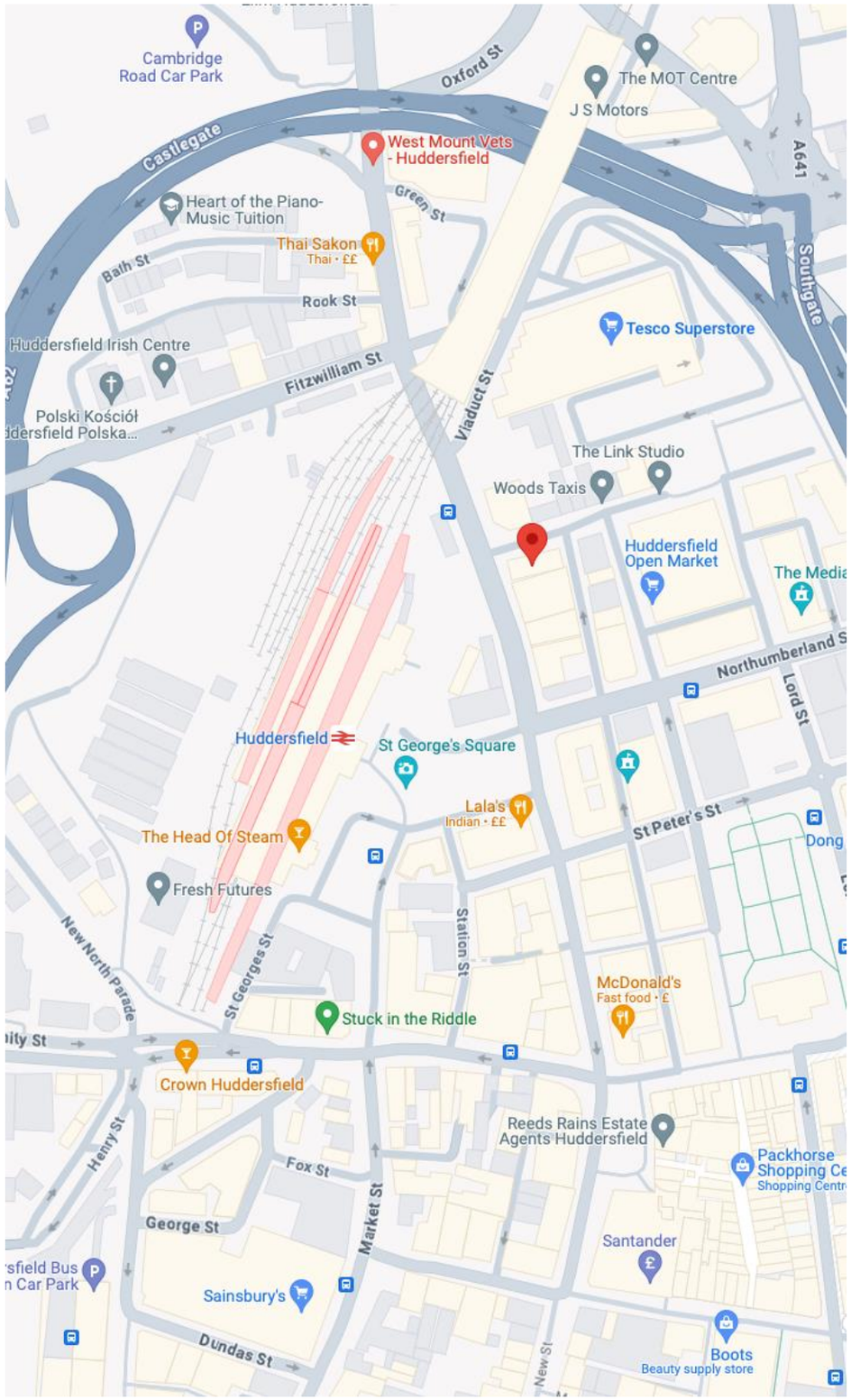
Transport Links

Existing Building Layout

Listed Building Status

The outcome has derived a scheme for 14 apartments within the listed building having no external effects on the heritage asset.

This will be discussed further within the heritage statement.

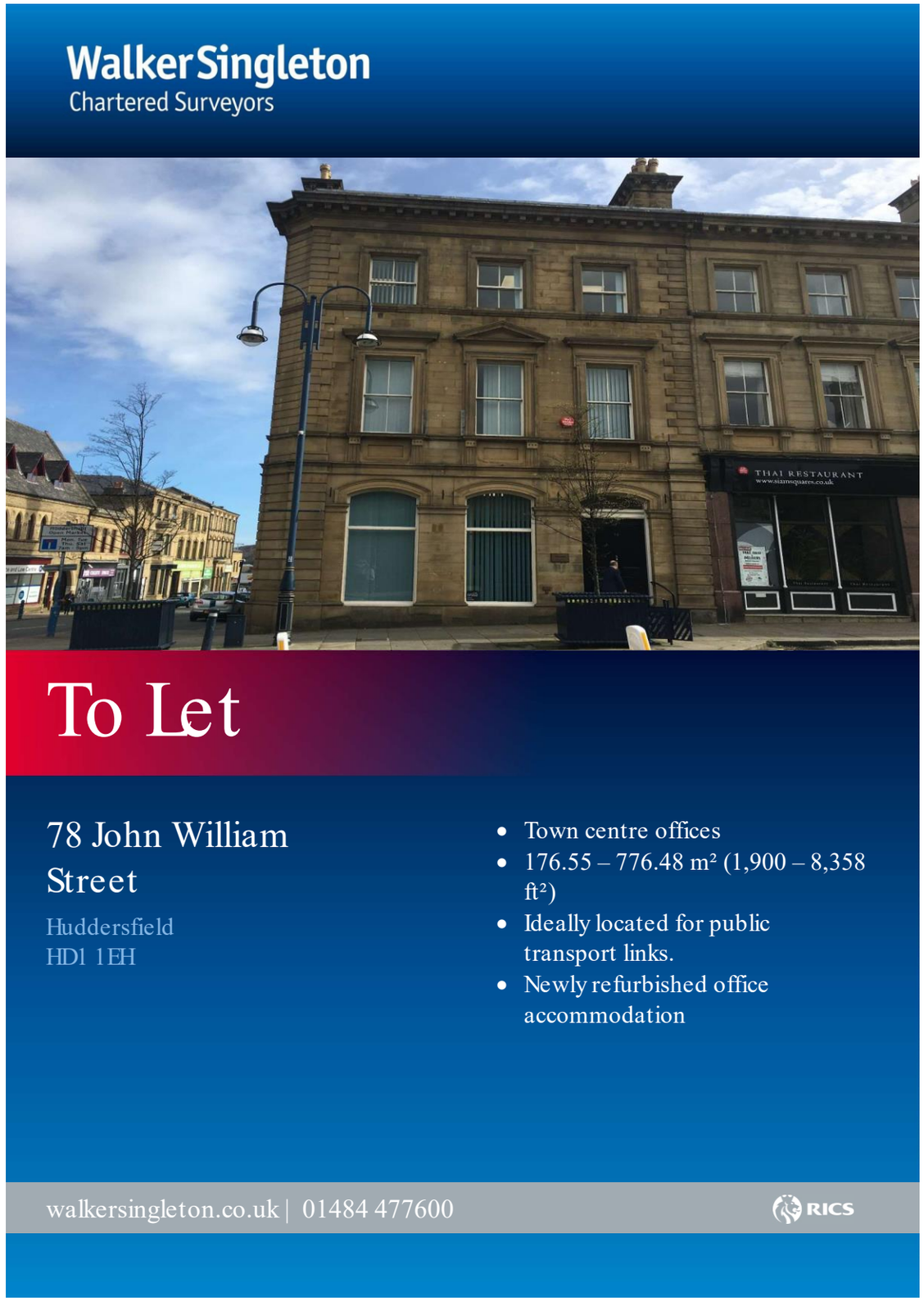


The building is currently used for office accommodation. In the late 1990's the building was a profitable investment proposition with around 90% occupancy.

However with the general decline and need for large office space, 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 in a lower standard of shops to the top end of town which has been catastrophic for surrounding buildings.

But now the building only achieves an occupancy rate of just 10%. Clearly this is not sustainable and ultimately could affect the very survival of the building itself with miniatous and upkeep of the building not been affordable.
Despite continuous marketing over years by Walker Singleton who are leading commercial agents, attempts to find long-term quality tenants have failed. Unviable sq ft rents have even been offered and the building still does not get occupancy.

Due to the general decline in retail and the low occupancy level, the building was put up for sale and the applicant has recently bought the building with the view to maximise the buildings potential and to bring a high-level development to the area.



3.0

PROPOSAL

The design team have explored developing the site into an internal reconfiguration of the building into apartments, housing 14 apartments all in compliance with the national space standards.

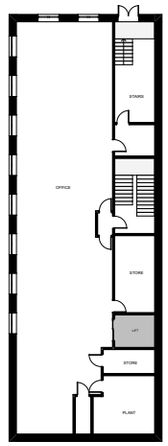
The proposal is to convert the internal of this listed building into 14 apartments.

All the apartments are above the minimum space standards and have good outlook and natural light by utilising the many existing windows.

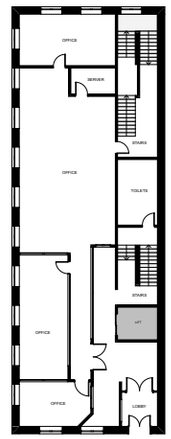
The internals of the building are modern office style after having a fire within.

Therefore it would be seen that the introduction of stud walling to separate the space up as not affecting the heritage of the listed building.

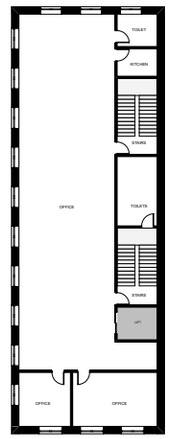
Utilising the existing staircases and access points has been achieved and the proposal has minimal impact after working with the existing layout as much as possible.



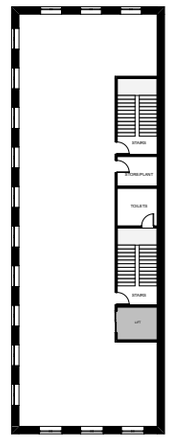
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.

This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the Architect before the affected work commences.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is copyright.

This drawing and the copyright, design rights and all other intellectual property. No licence or assignment of any such rights is granted hereunder. This drawing is not to be copied or divulged to a third party without written permission.



SIDE ELEVATION
BROOK STREET



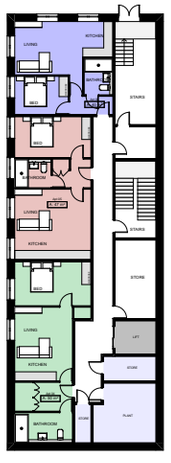
REAR ELEVATION
WOOD STREET



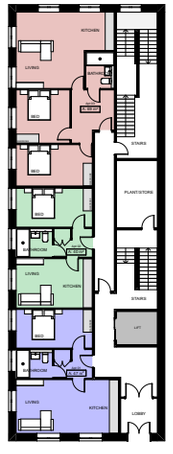
FRONT ELEVATION
JOHN WILLIAM STREET

C49 ARCHITECTURE
www.C49-Architecture.co.uk
Info@C49Architecture.co.uk
Tel: 01535 281432

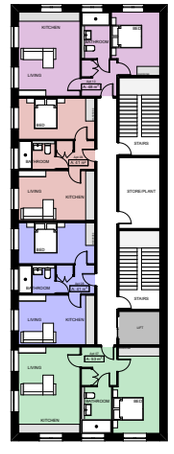
CLIENT DETAILS	DRAWING No	REVISION
JOHN WILLIAM STREET HUDDERSFIELD	JW SPL-001	
DRAWING INFO: Existing Plans	SCALE: 1:100	DATE: 25/08/23
		DRAWN BY: JH



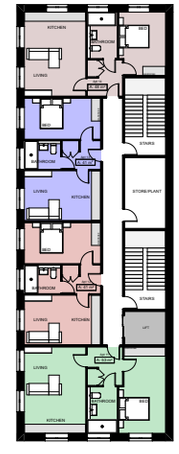
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.

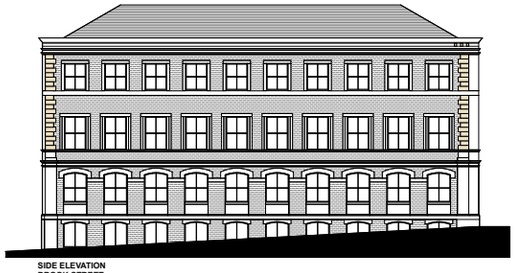
This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the Architect before the affected work commences.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is copyright.

This drawing and the copyright, design rights and all other intellectual property. No licence or assignment of any such rights is granted hereunder. This drawing is not to be copied or divulged to a third party without written permission.

Schedule	
Apartment	Calculated Area
Apt 01	47.26
Apt 02	39.79
Apt 03	69.04
Apt 04	50.11
Apt 05	47.43
Apt 06	39.79
Apt 07	53.08
Apt 08	40.57
Apt 09	40.57
Apt 10	47.82
Apt 11	53.08
Apt 12	40.57
Apt 13	40.57
Apt 14	47.82



SIDE ELEVATION
BROOK STREET



REAR ELEVATION
WOOD STREET



FRONT ELEVATION
JOHN WILLIAM STREET

C49 ARCHITECTURE
www.C49-Architecture.co.uk
Info@C49Architecture.co.uk
Tel: 01535 281432

CLIENT DETAILS	DRAWING No	REVISION
JOHN WILLIAM STREET HUDDERSFIELD	JW SPL-002	
DRAWING INFO: Plans as Proposed	SCALE: 1:100	DATE: 25/08/23
		DRAWN BY: JH

Layout

It can be seen that the arrangement is low density and utilises all the existing structure and is built around the existing stair core whilst utilising the existing fire escape.

The configuration offers apartments which will 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 John William Street.

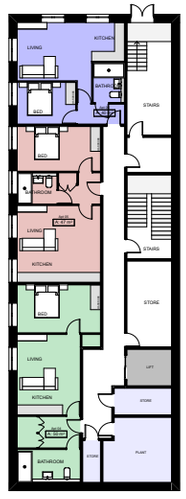
Having a single main entrance serves to concentrate the footfall which then offers increased commercial activity for the local shops within the vicinity.

The apartments are configured to offer flexible, high-quality accommodation.

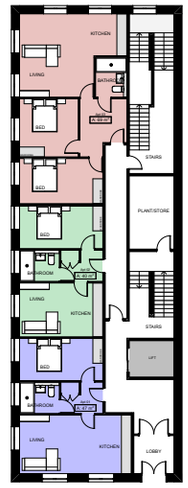
Each apartment is to have its own kitchen living room, a larger bed, bathrooms and storage. At 39-53m2 the apartments are larger than the national space standards and look to offer the occupants a better quality of life.

Scale and Massing

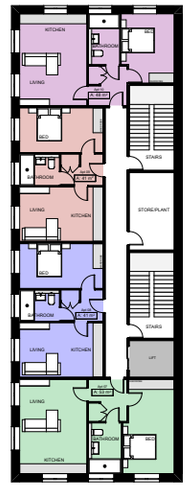
The scale and massing of the existing building is unaffected by the proposal.



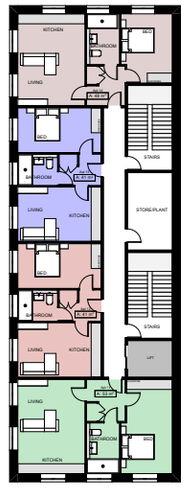
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.

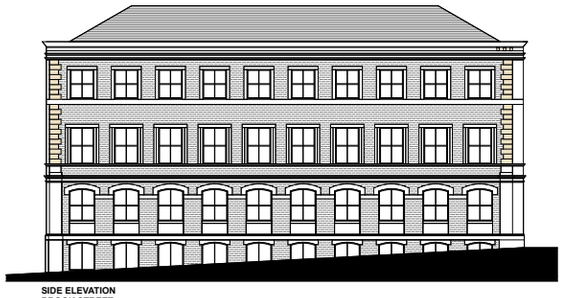
This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the Architect before the affected work commences.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is copyright.

This drawing and the copyright, design rights and all other intellectual property. No licence or assignment of any such rights is granted hereunder. This drawing is not to be copied or divulged to a third party without written permission.

Schedule	
Apartment	Calculated Area
Apt 01	47.26
Apt 02	39.79
Apt 03	69.04
Apt 04	50.11
Apt 05	47.43
Apt 06	39.79
Apt 07	53.08
Apt 08	40.57
Apt 09	40.57
Apt 10	47.82
Apt 11	53.08
Apt 12	40.57
Apt 13	40.57
Apt 14	47.82



SIDE ELEVATION
BROOK STREET



REAR ELEVATION
WOOD STREET



FRONT ELEVATION
JOHN WILLIAM STREET

C49 ARCHITECTURE
www.C49-Architecture.co.uk
Info@C49Architecture.co.uk
Tel: 01535 281432

CLIENT DETAILS	DRAWING No	REVISION
JOHN WILLIAM STREET HUDDERSFIELD	JW-SPL-002	
DRAWING INFO: Plans as Proposed	SCALE: 1:100	DATE: 25/06/23
		DRAWN BY: JH

Benefits of Proposal

Conserves a building with a sustainable long term use otherwise would end up in disrepair

Increases footfall in a declining area

Offers high quality flexible accommodation

Represents a £1m investment in Huddersfield Town Centre

Impact

The key issue of change of the internals on the listed building is mitigated due to its low heritage interiors which are to modern office standard.

The changes to the building will have no external impact on the listed buildings.

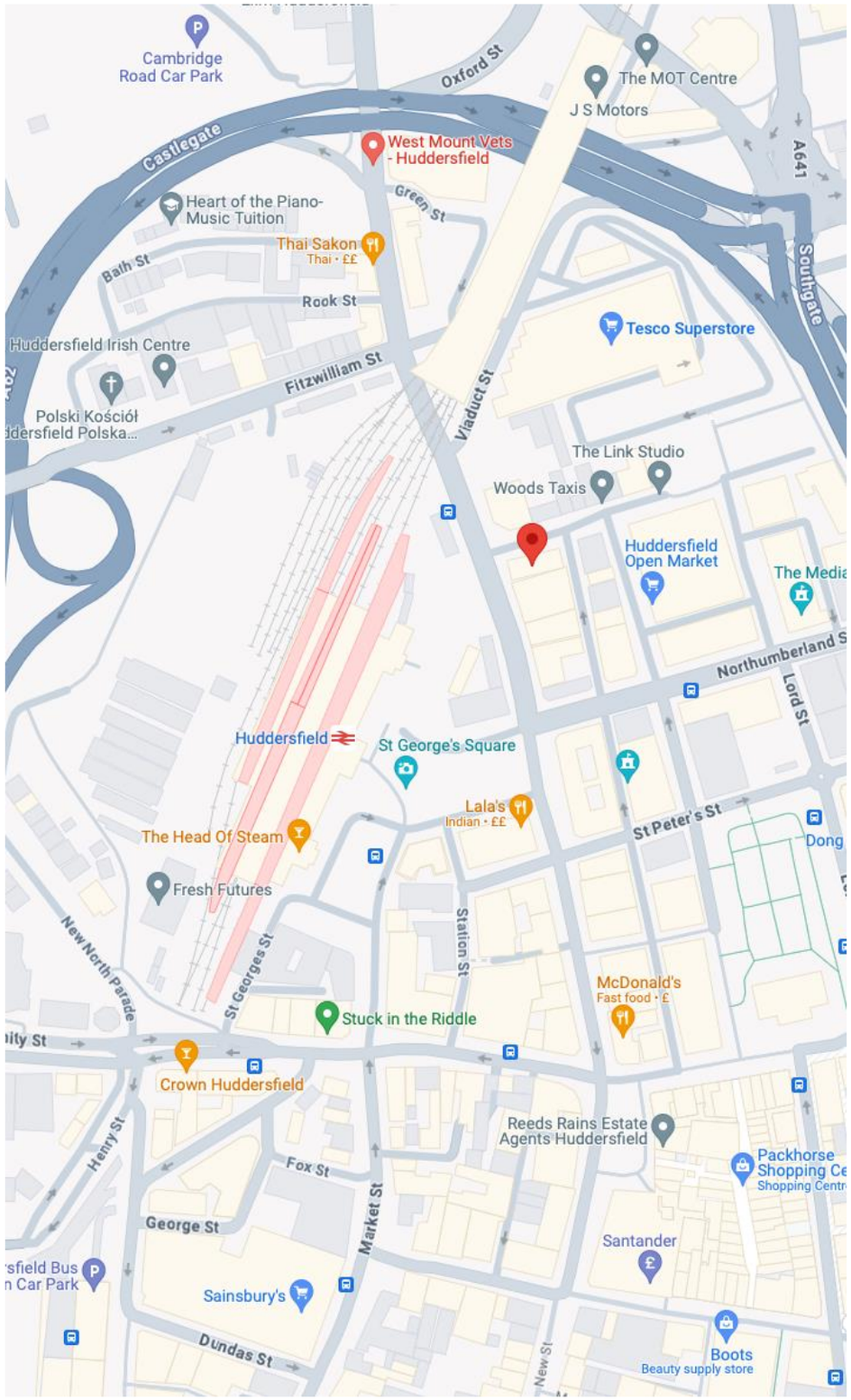
Access

The building is located within Huddersfield Town Centre and is located near the bus and train stations. It can be seen that it is ideally located for all the city centre amenities and transport links.

Huddersfield Town centre can be accessed easily by car from the M62 or from within the town. The train and bus stations are 2-3 minutes' walk and all amenities are located within the Town Centre.

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

The building as offices does not offer parking but there are local parking provisions near by.



4.0

WASTE

Waste

The rear of the property is level with Wood Street.

It is proposed that the existing bin arrangements are kept which are bins located to the rear of the property within the building.

Soace for 2 recycling and 2 general waste bins of 1100l can be provided

It will be down to a management company to open the rear doors for the bins to be collect ted on a weekly/fortnightly collection.

The provision of bin collections therefore remains as existing from Wood Street





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.

This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the Architect before the affected work commences.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is copyright.

This drawing and the copyright, design rights and all other intellectual property. No licence or assignment of any such rights is granted hereunder. This drawing is not to be copied or divulged to a third party without written permission.

Schedule	
Apartment	Calculated Area
Apt 01	47.26
Apt 02	39.79
Apt 03	69.04
Apt 04	50.11
Apt 05	47.43
Apt 06	39.79
Apt 07	53.08
Apt 08	40.57
Apt 09	40.57
Apt 10	47.82
Apt 11	53.08
Apt 12	40.57
Apt 13	40.57
Apt 14	47.82



C49 ARCHITECTURE
www.C49-Architecture.co.uk
Info@C49Architecture.co.uk
Tel: 01535 281432

CLIENT DETAILS	DRAWING No	REVISION
JOHN WILLIAM STREET HUDDERSFIELD	JWS-PL-002	
DRAWING INFO: Plans as Proposed	SCALE: 1:50	DATE: 26/06/23
		DRAWN BY: JH

5.0

AFFORDABLE HOUSING

AFFORDABLE STATEMENT

The NPPF states that for any development over 10 units should provide affordable housing.

The proposal is for 14 apartments so affordable housing should be provided

It is proposed that a single one bed apartment should be provided for affordable housing.

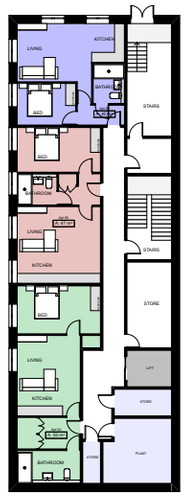
It is proposed that the single apartment should be offered for discount rent as the below extract taken from the Gov.uk guide

Affordable or Intermediate Rent

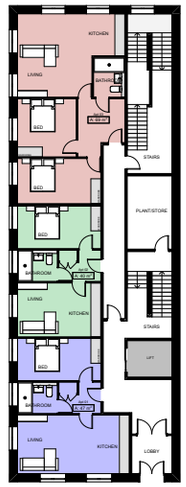
Homes let at least 20% below local market rents (affordable rental properties) or let at rates set between market rents and social rents (intermediate rental properties).

The market rent or market value refers to the cost of housing either for rent or for sale in the private sector. Calculating market costs takes into account the property size, type and location.

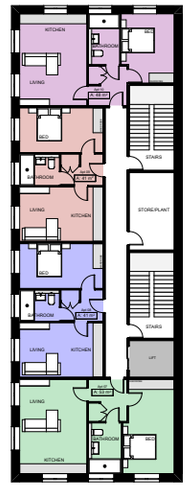
It is proposed that apartment 6 is given for the above provisions



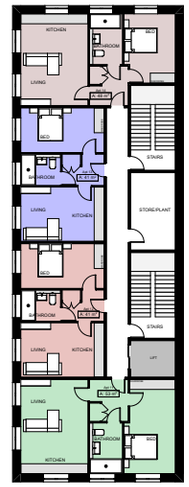
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.

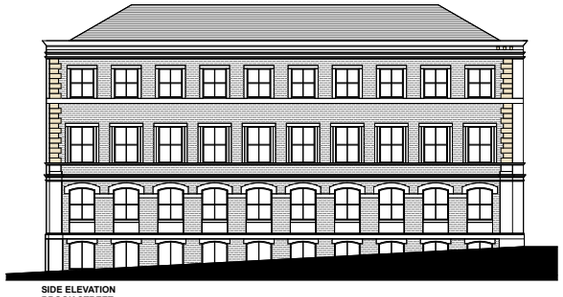
This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the Architect before the affected work commences.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is copyright.

This drawing and the copyright, design rights and all other intellectual property. No licence or assignment of any such rights is granted hereunder. This drawing is not to be copied or divulged to a third party without written permission.

Schedule	
Apartment	Calculated Area
Apt 01	47.26
Apt 02	39.79
Apt 03	69.04
Apt 04	50.11
Apt 05	47.43
Apt 06	39.79
Apt 07	53.08
Apt 08	40.57
Apt 09	40.57
Apt 10	47.82
Apt 11	53.08
Apt 12	40.57
Apt 13	40.57
Apt 14	47.82



SIDE ELEVATION
BROOK STREET



REAR ELEVATION
WOOD STREET



FRONT ELEVATION
JOHN WILLIAM STREET

www.C49-Architecture.co.uk
Info@C49Architecture.co.uk
Tel: 01535 281432

C49 ARCHITECTURE

CLIENT DETAILS	DRAWING No	REVISION
JOHN WILLIAM STREET HUDDERSFIELD	JW/SPL-002	
DRAWING INFO: Plans as Proposed	SCALE: 1:100	DATE: 29/06/23
		DRAWN BY: JH

6.0

CONCLUSION

Conclusion

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

Due to changing trends beyond the owner's control, the building is at serious risk of falling into dereliction or at best, under- investment. Ultimately, this will cause a greater loss and impact in disrepair to the town centre than any perceived negative design impact of the proposal.

It is thought that this application under current policies should be seen as acceptable and the new use of this underused building supported.



ARCHITECTURE

C49 ARCHITECTURE LTD

BRADFORD//HUDDERSFIELD

Admin@C49Architecture.co.uk

www.C49architecture.co.uk