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

AT

FORMER HSBC BANK
2 CLOTH HALL STREET
HUDDERSFIELD
HD1 2EG

ON BEHALF OF
HD CENTRAL

DESIGN AND ACCESS STATEMENT

DATED: APRIL 2025

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848
EMAIL: paul.briggs@northerndesignpartnership.co.uk

1.0 – THE PROPERTY

1.01 – 2 Cloth Hall Street is located in the town centre of Huddersfield.

Photograph 1 – 2 Cloth Hall Street

1.02 - The six storey building was previously occupied by the HSBC Bank. The building is now vacant.

1.03 – The property is not listed.

1.04 – The main entrance to 2 Cloth Hall Street is located off New Street. There are also entrances on Cloth Hall Street and Chancery Lane.

Photograph 2 – Entrance to the Upper Floors of Pearl House

2.0 - PROPOSALS

2.01 – The proposals are to retain the ground floor as commercial, then to change the use of floors 1 to 5 inclusive to residential with 28 individual flats / studios. These units are likely to be aimed at the student market.

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 all sized to meet the National Standards. The areas are set out on each floor plan.

3.0 – HIGHWAYS CONSIDERATIONS

3.01 – 2 Cloth Hall Street has no parking facilities. However the plans demonstrate provision for cycle storage in the basement, which can be accessed via the lift or one flight of stairs.

3.02 – There is also provision for secure refuse storage. Arrangements can be made to provide access to the communal bin store on collection day.

Photograph 3 – Example of Secure Cycle Storage in Basement 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.