



Our Ref: PDJB/2412

13 June 2025

Dear Jill

PLANNING APPLICATION – 2025/91221 – FORMER HSBC, 2 CLOTH HALL STREET, HUDDERSFIELD

We are writing further to our exchange of emails regarding the above application. We have considered the planning concerns raised in your email of 10th of June, and have addressed each issue within the amended plans that accompany this letter. To assist, we will set out the amendments we have made to the layouts.

FIRE SAFETY

We have thoroughly read through the HSE consultation response and would like to draw your attention to the following plan changes to overcome the concerns raised. The items correspond to the paragraph references in the report;

1.7 / 1.8 – The layouts now provide a firefighting shaft containing a firefighting lift. The staircase and lift on the Chancery Lane side will now provide dedicated access for firefighting. All other access to this shaft will be restricted to plant room maintenance, and escape access only to residents in case of an emergency. These areas on all floors will be alarmed to control the usage.

1.9/1.10 - The fire lift shaft is protected from the stairs with fire doors.

1.14 – The access to the basement floors now has fire separation to the ground floor with fire doors located appropriately.

1.15 – The residential and commercial no longer share their main means of escape. These are now separate.

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Director: Paul Briggs, R.I.B.A.

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1.19 – A note has been added to the sixth floor plan. This floor currently houses the plant that served the former bank use. This area provides ample accommodation for water tanks etc to serve the sprinkler system.

2.1 – Both basement staircases have fire protection so affectively terminate on the ground floor.

2.3 – The cycle storage is now separated to the circulation shaft.

2.6 – The building will be registered with the Building Safety Regulator prior to occupation.

TRANSPORT AND ACCESS

We have fully considered the Highways Officer response and have addressed the points raised;

ENTRANCE AND EXITS

The residential access has been relocated to the existing main entrance off New Street. The commercial premises will be accessed from Cloth Hall Street. The Chancery Lane access will be restricted to firefighters, plant maintenance and as an emergency exit from the residential units. This route will be protected by an alarm and clear signage to prevent casual use.

CYCLE STORAGE

This provision has been relocated and increased to provide 28 cycle locker stores in line with the requirements. A note has been added to include a stair cycle gutter from ground to basement.

WASTE STORAGE AND COLLECTION

This provision has been relocated and increased to accommodate 9 No. 1100 litres wheelie bins. The collection point will be through the main entrance off New Street. Residents will have improved access close to the main circulation and entrance points. A waste and servicing management plan can be conditioned.

CONSTRUCTION ACCESS PLAN

This can be conditioned.

NATURAL LIGHT

We have taken on board your comments relating to natural light and have carried out amendments to all the units of concern;

FLAT 1

This unit is now a one bedroom flat, to ensure the main bedroom has a full window. This in turn increases the living / kitchen / dining space. To assist further the void space between Units 1 and 2 will be floored over at first floor level, achieving the appropriate fire and acoustic levels. This will allow internal windows to both units which will borrow light from the window within the outer shell.

FLAT 2 (STUDIO)

The bed and kitchen areas have been re-designed to ensure the bed area has good levels of natural light.

FLATS 3, 6, 8, 12, 14, 18, 20, 24, and 26 (STUDIOS)

These units have all been re-designed to ensure the bed and dining areas benefit from better levels of natural light provided by the existing glazed bays.

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FLATS 9, 15, 21 and 27

The dining areas have been relocated to ensure improved levels of natural light.

EXTERNAL CHANGES

The amended layouts ensure that no new entrances / exits are required to ensure the proposals conform with Part 3, Class MA of the General Permitted Development Order.

In summary, we have considered the concerns raised and have carried out amendments to ensure that all issues have been addressed. We therefore hope that the proposals can be supported. If you require any further information please do not hesitate to contact me.

Yours faithfully

Paul Briggs
Northern Design Partnership