

DESIGN AND ACCESS STATEMENT

ASSESSMENT FOR PLANNING APPLICATIONS



DESIGN AND ACCESS STATEMENT

APPLICANT DETAILS:

NAME OF APPLICANT:

MR R

LOCATION:

9, RAMSDEN STREET, HUDDERSFIELD, HD1 2SX

DESCRIPTION OF DEVELOPMENT:

CHANGE OF USE FROM OFFICES TO HOTEL (USE CLASS C1) (WITHIN A CONSERVATION AREA)

CHANGE OF USE OF THE FIRST AND SECOND FLOORS FROM OFFICE ACCOMMODATION TO HOTEL - SHORT-STAY ACCOMMODATION, WITH THE EXISTING GROUND-FLOOR RETAIL USE RETAINED.

APPLICATION NUMBER:

2026/92247

1. INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for the change of use of the first and second floors of 9 Ramsden Street, Huddersfield.

The proposal seeks to bring the currently office-used upper floors of the building into an active and appropriate use as self-contained short-stay accommodation for visitors and people undertaking short breaks in Huddersfield. Please note the existing ground-floor retail use will remain unchanged. The proposal is intended to operate throughout the year and will provide a total of 16 individual self-contained accommodation rooms, comprising:

- 10 rooms at first-floor level;
- 6 rooms at second-floor level;
- Each room having its own en-suite bathroom;
- Each room having a service area incorporating a kettle, toaster, microwave and mini-fridge
- A dedicated laundry and ironing room at first-floor level

There are no proposed external alterations to the building. In particular, there will be no changes to the existing windows, external elevations or shop front, and no new signage is proposed as part of this application. The proposal therefore represents a sustainable approach to the reuse of an existing town-centre building without requiring additional land, demolition or changes to the established external appearance.

2. SITE AND SURROUNDING AREA

9 Ramsden Street is located within Huddersfield town centre and forms part of the established commercial and urban environment of the town.

The property comprises a building with a retail use at ground-floor level and office accommodation at first- and second-floor levels. The surrounding area is characterised by a mixture of commercial, retail, leisure, tourism, employment and other town-centre uses. The location therefore benefits from good access to the facilities and services expected within a town-centre environment. The site is particularly well placed for visitors using public transport and those wishing to access Huddersfield town centre on foot. The town centre provides access to shops, restaurants, cultural attractions, leisure facilities and other visitor destinations.

The Council's planning policy recognises the importance of making effective use of existing buildings and supporting appropriate development within sustainable locations. Policy LP7 of the Kirklees Local Plan promotes the reuse and adaptation of vacant and underused properties and the efficient use of previously developed land.

3. EXISTING USE

The building currently accommodates:

- GROUND FLOOR: Existing retail use, which will remain unchanged.
- FIRST FLOOR: Existing office accommodation extending to approximately 240 sq m.
- SECOND FLOOR: Existing office accommodation extending to approximately 135 sqm.

The application relates only to the first and second floors. The existing office use is understood to fall within the former B1 office use; the proposal will therefore not result in the loss of the ground-floor retail operation.

4. PROPOSED DEVELOPMENT

The proposal is to change the use of the first and second floors from office accommodation to hotel short-stay visitor accommodation. The accommodation will be available throughout the year and is intended to cater for visitors and people undertaking short breaks and stays in Huddersfield.

4.1 Ground Floor

Please note there is a separate entrance on the ground floor to access the hotel room, see the floor plan below.



4.2 First Floor

The first floor has an approximate floor area of 240 sq m. The proposed accommodation will comprise:

- 10 individual rooms
- 10 en-suite bathrooms
- Individual service areas within each room
- Kettle, toaster, microwave & mini-fridge
- Communal laundry and ironing room

4.3 Second floor

The second floor has an approximate floor area of 135 sq m. The proposed accommodation will comprise:

- 6 individual rooms;
- 6 en-suite bathrooms;
- Individual service areas within each room;
- Kettle, toaster, microwave, mini-fridge, and a dedicated storage area.

The total proposed accommodation will therefore comprise 16 rooms over both floors. The rooms are intended to provide comfortable accommodation for short-term visitors rather than conventional long-term residential occupation.

4.4 Schedule of accommodation

PLEASE REFER TO FIGURE 1:1 (TABLE INDICATING THE INTERNAL FLOOR SPACE FOR EACH ROOM)

FIGURE 1:1

NUMBER OF APARTMENTS	SIZE OF EACH BEDROOM	NUMBER OF BEDROOMS	NUMBER OF PARKING
HOTEL ROOM 1	19 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 2	15 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 3	16 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 4	22 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 5	18 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 6	14 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 7	12 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 8	14 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 9	14 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 10	14 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 11	22 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 12	18 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 13	18 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 14	14 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 15	14 Square Meters	1:1 bed	Unlimited Parking Available
HOTEL ROOM 16	22 Square Meters	1:1 bed	Unlimited Parking Available
TOTAL AMOUNT:	504 SQUARE METERS	16 BEDROOMS	UNLIMITED PARKING

5. LENGTH OF STAYS & USE

Standard overnight stays refer to the typical booking period for hotels, which is usually one night or more. This proposed hotel accommodation will offer flexible check-in and check-out times as all bookings will be controlled online however an agent will welcome the guests and show them around also on arrival they will be given a guide and also sign the terms and conditions for the hotel.

Food will not be served at the hotel it will be self catering guests are more than welcome to bring food in to the premises, Huddersfield has many restaurants and food places for the guest to enjoy also the redevelopment plans for this area will benefit our proposal, Parking will not be an issue as there are so many car parks nearby for both short and long stay.

6. DESIGN APPROACH

The proposal has been designed around the principle of reusing and adapting the existing building. No major external extension or alterations are proposed.

There will be:

- No alteration to the external elevations;
- If required new windows we can ensure they will be the same as existing windows please note the same style windows will be replaced
- No external extension
- No roof extension
- No change to the existing shop front
- No new signage proposed as part of the application.

The visual appearance of the building will therefore remain substantially unchanged. The works will principally involve internal alterations necessary to create the proposed hotel accommodation, en-suite facilities, circulation arrangements and ancillary facilities. The proposal consequently represents a low-impact form of development that makes productive use of existing floor space.

7. RELATIONSHIP WITH HUDDERSFIELD TOWN CENTRE REGENERATION

The proposal is particularly appropriate in the context of the ongoing regeneration and investment taking place within Huddersfield town centre. Kirklees Council's Huddersfield Town Centre Blueprint identifies the importance of diversifying town-centre uses and bringing buildings into productive use. The Blueprint identifies opportunities for new uses, including residential and other functions, to increase footfall, activity and vibrancy within the town centre. The Council has also been progressing major regeneration projects within the town centre, including the redevelopment of the George Hotel, Crown House, Kingsgate and Cultural Heart, as part of the Huddersfield Blueprint, this proposal is in a prime location.

The proposal at 9 Ramsden Street will contribute to these wider objectives by:

1. Supporting the diversification of the town-centre economy
2. Providing additional visitor accommodation
3. Increasing the number of people staying within Huddersfield town centre
4. Supporting local shops, restaurants, leisure and cultural facilities
5. Making more efficient use of an existing building
6. Retaining the existing ground-floor retail use to generate income and create employment
7. Achieving these objectives without requiring external alterations to the building
8. Hotel accommodation will also generate income for a vacant building.

The proposal is therefore considered to complement rather than compete with the wider regeneration of Huddersfield. The Council's current priorities also include making further progress with town-centre living schemes and improving the quality and availability of accommodation.

8. PLANNING POLICY CONSIDERATIONS

8.1 National Planning Policy Framework

- The National Planning Policy Framework places significant emphasis on making effective use of land and buildings and supporting the vitality and viability of town centres.
- The current NPPF encourages town centres to grow and diversify, recognising that an appropriate mix of uses, including residential accommodation, can play an important role in maintaining their vitality.
- The NPPF also supports the effective use of existing developed land and encourages alternative uses of existing buildings where this contributes to meeting development needs.

The proposal is consistent with these principles because it:

- Reuses an existing building;
- Avoids the need for additional land
- Makes productive use of existing upper floors
- Supports a town-centre location
- Provides visitor accommodation
- Retains an active retail use at ground-floor level
- Does not result in significant external physical change

8.2 Kirklees Local Plan – Policy LP7

Policy LP7 concerns the efficient and effective use of land and buildings. The policy supports the efficient use of previously developed land in sustainable locations and encourages the reuse and adaptation of vacant and underused properties.

The proposal accords strongly with this policy approach. Rather than leaving upper-floor office accommodation underused, the proposal will adapt the existing floor space to provide accommodation that supports the town-centre economy and visitor offer. No additional land is required and there is no requirement for demolition or new-build development.

8.3 Huddersfield Town Centre

The proposal is located within Huddersfield town centre, where the Council's planning strategy seeks to maintain and improve vitality, activity and the range of appropriate uses.

The Huddersfield Town Centre Blueprint identifies opportunities for diversification and alternative uses within the town centre, including residential and other uses capable of increasing footfall and vibrancy. Visitor accommodation is particularly appropriate within a town-centre location because visitors can readily access existing shops, restaurants, services, cultural attractions and public transport.

9. VISITOR ECONOMY

The proposed use will provide accommodation for visitors throughout the year. This will contribute to the local visitor economy by increasing the number of people who can stay within Huddersfield town centre. Visitors staying at the property are expected to use existing town-centre facilities, including:

- Local shops
- Restaurants and cafés
- Leisure facilities
- Cultural attractions
- Entertainment venues
- Public transport
- Other local businesses and services

The proposal therefore has the potential to generate economic benefits beyond the application site itself.

10. ACCESS AND SUSTAINABLE TRANSPORT

The town-centre location provides an inherently sustainable location for visitor accommodation. Guests will have convenient access to shops, services, restaurants and other town-centre facilities without necessarily requiring a private vehicle. Huddersfield benefits from established public transport connections, including rail and bus services. The Council has also invested in improvements to pedestrian, cycling and public-realm infrastructure around Huddersfield town centre. The proposal does not include any additional parking provision and does not require the creation of a new access. Given the town-centre location and the nature of the proposed use, guests will have the opportunity to arrive and travel around the town by walking, cycling and public transport.

11. ACCESSIBILITY

The proposal will make use of the existing access arrangements to the building the current lift will remain; the lift is accessible from ground floor to first floor only. No external alterations are proposed. The internal layout will be designed to provide safe and practical access to the proposed rooms and communal facilities. The development will be subject to compliance with all relevant Building Regulations requirements, including requirements relating to fire safety, means of escape and accessibility. Where reasonably practicable within the constraints of the existing building, consideration will be given to providing accessible routes and accommodation. Detailed Building Regulations be submitted to building control at a later stage when requested by Kirklees Council.

11. RESIDENTIAL AND VISITOR AMENITY

The proposed accommodation has been designed to provide individual rooms with private en-suite facilities. The provision of individual en-suite bathrooms will provide an appropriate level of privacy for occupants. Each room will also have a dedicated service area incorporating basic facilities including a kettle, toaster, microwave and mini-fridge. A communal laundry and ironing facility will be provided on the first floor.

The proposed use is considered compatible with the mixed-use character of Huddersfield town centre. As the accommodation will be used for short stays, the use will be managed as visitor accommodation rather than as a conventional house in multiple occupation. Appropriate management arrangements will be put in place to ensure the accommodation is maintained and operated responsibly.

12. NOISE

The proposal will involve a change in the nature of occupation of the upper floors. However, the property is situated within a busy town-centre environment where a mixture of commercial, retail, leisure and other uses already exists. The accommodation will be subject to appropriate management arrangements designed to minimise disturbance. The internal construction and separation between rooms will be designed, where necessary, to provide appropriate levels of sound insulation. There will be no external plant or other significant noise-generating equipment proposed as part of this application.

13. REFUSE AND WASTE

Waste and recycling arrangements will be managed through the existing arrangements available to the property, subject to confirmation of the final management arrangements. The operator will ensure that waste is appropriately stored and collected so that the appearance and operation of the building and surrounding public realm are not adversely affected.



14. FIRE SAFETY AND BUILDING REGULATIONS

The proposed accommodation will be designed and constructed in accordance with the relevant Building Regulations requirements. Particular consideration will be given to:

- Means of escape
- Fire detection and alarm systems
- Emergency lighting where required
- Fire separation
- travel distances
- accessibility
- ventilation

Detailed fire safety matters will be addressed through Building Regulations and, where applicable, consultation with the relevant authorities.

15. ADDITIONAL SAFETY AND SECURITY MEASURES SPECIFICALLY FOR A SELF-SERVICE HOTEL

These are the measures I would prioritise because there is no receptionist physically present to identify problems or help guests. Remote monitoring and 24/7 emergency response will be available:

- A designated person or remote operations provider available around the clock.
- A dedicated emergency telephone number and a clearly displayed property address.
- Two-way communication at the entrance or via a 24/7 support line.
- Alerts for fire alarms, access failures, power loss, water leaks and security incidents where technically supported.
- A nominated local responder who can attend the premises when required.
- A written escalation procedure for medical emergencies, fire alarms, violence, suspicious activity and guests locked out.

16. HERITAGE AND APPEARANCE

The applicant understands that the building is not listed. No external alterations are proposed as part of this application. The proposal will therefore have no material effect on the external architectural appearance of the building. The development will consequently preserve the established townscape appearance of Ramsden Street.

17. SUSTAINABILITY

The proposal represents a sustainable form of development through the reuse and adaptation of an existing building. The principal sustainability benefits include:

- Reuse of an existing building
- No requirement for additional land
- No demolition
- No building extension
- Retention of the existing external envelope
- Location within a town centre;
- Good access to existing services;
- Potential for travel by public transport, walking and cycling
- Support for the local town-centre economy.

The proposal therefore represents an efficient use of existing floor space and supports the wider objective of reducing the need for development on undeveloped land.

18. ECONOMIC BENEFITS

The proposed development will provide a number of economic benefits. The accommodation will:

- Provide additional visitor accommodation within Huddersfield
- Support local tourism
- Encourage visitors to spend money within the town centre
- Support restaurants, cafés, shops and leisure businesses
- Contribute to increased footfall
- Make productive use of currently office-used upper floors
- Complement the wider regeneration of Huddersfield town centre.

These benefits are particularly relevant given the ongoing investment and regeneration programme within Huddersfield.

19. IMPACT ON THE EXISTING RETAIL USE

The ground-floor retail use will remain fully operational. The application does not propose any change to the existing retail floor area or external shop front. The continued presence of an active retail use at ground-floor level, combined with the proposed visitor accommodation above, will contribute to an active and mixed-use town-centre building. The proposal will therefore maintain an appropriate vertical mix of uses, with commercial activity at ground floor and visitor accommodation above.

20. DESIGN AND ACCESS SUMMARY

The proposal has been developed to make efficient use of the existing building while respecting its established town-centre context. The key design and access principles are:

- Reuse of existing upper-floor accommodation
- Retention of the existing ground-floor retail use
- Creation of 16 short-stay accommodation rooms
- Provision of individual en-suite facilities
- Provision of basic in-room refreshment facilities
- Provision of laundry and ironing facilities
- No external alterations
- No new signage
- No new vehicular access
- No requirement for additional land
- Use of an accessible town-centre location
- Contribution to the regeneration and visitor economy of Huddersfield.

21. CONCLUSION

The proposed development represents an appropriate and sustainable reuse of the first and second floors of 9 Ramsden Street, Huddersfield. The proposal will retain the existing ground-floor retail use while bringing the upper floors into active use as 16 short-stay hotel accommodation rooms. The development will make efficient use of an existing town-centre building and will provide additional accommodation for visitors to Huddersfield throughout the year. Importantly, the proposal requires no external alterations to the building. The established appearance of the property will therefore remain unchanged.

The proposal will contribute positively to the vitality and viability of Huddersfield town centre by increasing visitor accommodation, supporting footfall and expenditure within local businesses, and complementing the significant regeneration and investment taking place across the town centre. The proposal accords with the general objectives of the National Planning Policy Framework and the Kirklees Local Plan, particularly the principles relating to the efficient use and reuse of existing buildings, sustainable locations and the vitality and diversification of town centres.

On this basis, the proposed change of use is considered to represent an appropriate form of development that will make a positive contribution to the continued regeneration and economic vitality of Huddersfield town centre. It is respectfully requested that planning permission be granted, subject to appropriate conditions if required.