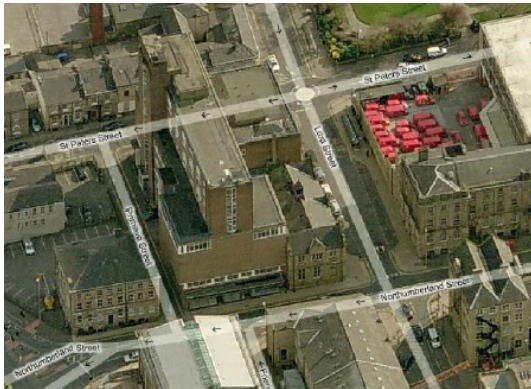


## Project Experience

### St Peter's Buildings, Huddersfield



#### Outline

Simon was commissioned, as part of a multidisciplinary team, by Kirklees Council and the Homes and Communities Agency to produce an urban design and planning brief for the St Peter's Buildings Site in Huddersfield.

St. Peter's Building occupies an entire block in the north-eastern part of Huddersfield Town Centre and is made up of two linked buildings. The original YMCA building was built in 1859 and extended in 1965 with a much larger structure including a sports hall, theatre and four floors of bedrooms.

Both buildings are empty and derelict and the site presents a key regeneration opportunity for Kirklees Council and the HCA. Nonetheless, the building itself poses a number of challenges making economic reuse problematic both practically and financially. Genuine and viable proposals for refurbishment have not been forthcoming and demolition is considered the most desirable solution for the site.

Whilst the building is not listed, its situation within a conservation area meaning that demolition consent cannot be granted without planning permission for an alternative scheme or the production of a robust urban design and planning framework, on which any future development will be based.

#### Services Provided

Simon was responsible for:

- review of property market including property values, developer and occupier requirements;
- financial modeling to test development viability of a number of development options; and
- production of a development delivery statement, setting the critical path towards development delivery.

