

Turtle Bay, 50 King Street, Huddersfield, HD1 2QT
Design and Access Statement for Listed Building Application
Prepared by Fusion Design & Architecture

We are proposing to strip out the existing nightclub and fit out a new restaurant and bar whilst being sympathetic to the historical fabric of the building. The works include removal of contemporary stud partitions and blockwork, floor and ceiling finishes throughout to expose the original fabric of the Grade II listed building shell.

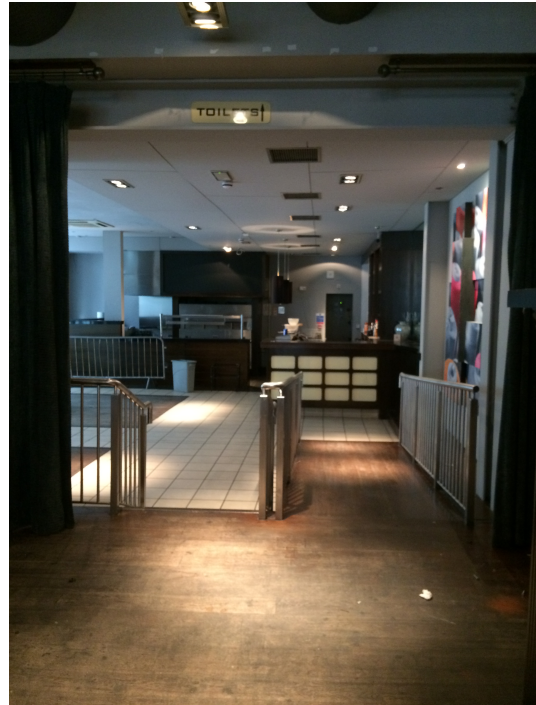
We are intending to remove the central staircase and passenger lift to open up the space and maximise the view through to what will be the new kitchen and restaurant area. By doing so we will visually connect both buildings internally and externally. Changes in levels from the old part of the building to the new have been considered and each will be accessible via a ramp and steps. This is indicated on the plan **110.42/SKB-GF**. The existing staircase is a modern addition to the building but the older historical wall that divides the two buildings will be retained.

We are showing two entrances to the building, both are existing. The main entrance on King Street leads into the bar area and the secondary entrance for dining located on Zetland Street.

Works to the first floor will be separated into two phases. The first phase to be carried out within the ground floor fit out will include customer toilets and back of house areas including storage, ice machines, cold room and office. Please refer to plan **110.42/SKB-FF** for reference. The phase two fit out will include a secondary bar area to the first floor and new passenger lift location.

Customers will access the first floor toilets via the existing staircase located to the rear of the restaurant. This staircase enclosure also forms the means of escape from first floor level. A disabled WC will be located directly under the staircase with level access and compliant turning circles achieved throughout.

The proposals have been issued to Building Control and developed to suit their requirements.



Heritage Statement

Grade II Listed

Date Listed: 29th September 1978

The site in question covers 942sqm over four floors of a Grade 2 listed building that was originally built circa 1900.

The building is located on the corner of Zetland Street and King Street. Two buildings have been merged to form the existing footprint of the site. The site has been utilised as a bar, restaurant and nightclub called 'The Cotton Factory' since 2005. The existing fit out consists of plasterboard wall finishes and MF ceilings.