

DESIGN, ACCESS & HERITAGE STATEMENT

Proposed External Doorsets

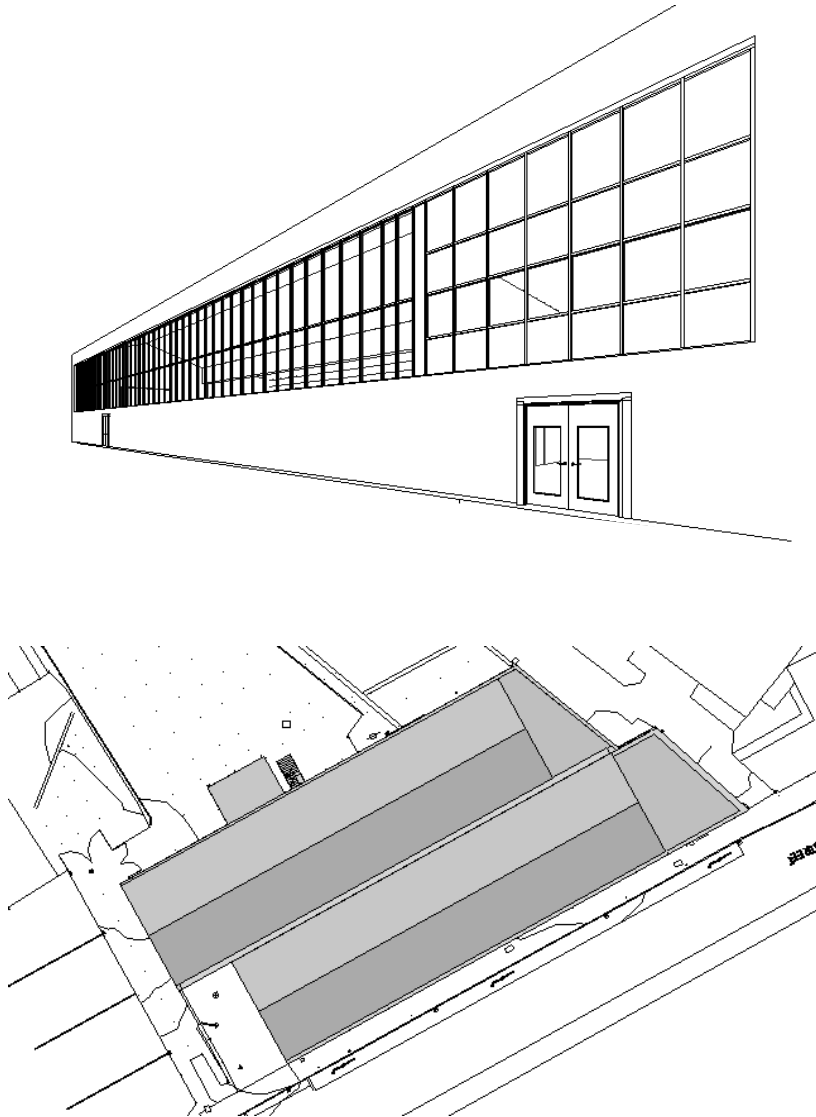
At

Milford Buildings,
Milford Street,
Huddersfield
HD1 3DY

Farrar Bamforth Associates Ltd

Architectural Consultants
farrarbamforth.co.uk

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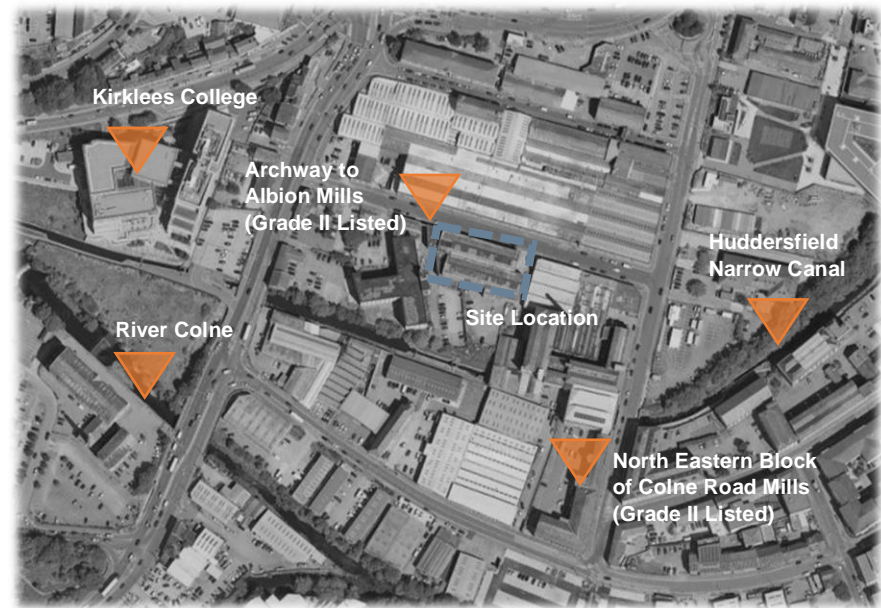
PROPOSED EXTERNAL DOORSETS

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[1] INTRODUCTION

- 1.1 This Design and Access statement has been prepared on behalf of Bates & Co. in support of a Planning Application to Kirklees Council seeking approval for 3No. External Door sets, and external staircase and associated works.
- 1.2 The Door Sets are required in order to improve the accessibility of the building and improve the existing fire strategy by providing more and wider means of escape, more appropriate to meet the current requires for fire safety.
- 1.3 This statement describes the matters considered in the design of the scheme and the preparation of the planning application. It should be read in conjunction with the drawings and other associated supporting documents.

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*Satellite image of the site and nearby surroundings with annotations
(retrieved from Google Maps on 07.02.2024, edited by FBA on 07.02.2024)*

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[2] LOCATION

- 2.1 The site is located on Milford Street, which sits between Queen Street South and the A616, which both lead to the main A62 ring road which orbits around the town centre of Huddersfield. The Milford Buildings property is a 'single storey engineering shed of steel frame construction' which lay 'beneath' a 'metal profile sheeting roof, incorporating translucent roof lights' and is was built in '1954' with a building size of approximately '24,047 SF' (LoopNet, 2024)
- 2.2 Local points of interest include Kirklees College, the River Colne, the Huddersfield Narrow Canal, the North Eastern Block of Colne Road Mills, which is Grade II listed, and the University of Huddersfield Queensgate Campus to the north east. The surrounding context is primarily industrial and commercial with some hot food takeaways.
- 2.3 The site is not within a Conservation Area, Milford Buildings itself is not a Listed Building, and it has not had its permitted development rights removed.
- 2.4 The site is close to a number of public transport routes, including the A616 on which there are typically over 4 buses per hour.
- 2.5 The Milford Buildings is within an LP Development Priority Employment Area and near to the River Colne Corridor Strategic Green Infrastructure Network, but not within it



Site Location Plan (Proposed) with annotations. Not to Scale, Original Scale 1:1000. Produced by Holden Surveys Limited for Farrar Bamforth Associated Ltd.

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[3] CONTEXT

- 3.1 The existing Milford Street Building as previously mentioned dates to 1954, with the opposite industrial building built slightly earlier in 1940, with an external stone façade with decorative stone string courses at sill and lintel levels and standard metal-framed single-glazed windows.
- 3.2 The existing building's Milford Street façade is a mixture of coursed and decorative stonework, alongside what appears to be a mixture of original cast iron/steel curtain walling and some uPVC curtain walling which has been added later. On the north-eastern recess there are some wide roller shutter doors.
- 3.3 The rear side of the Milford buildings see has a drastic change to the materiality – on the south elevation to the east side there appears to be a section of modern stretcher-bond brick, and on the centre and west side a brick plinth and a mixture of light grey and blue vertical standing seam and corrugated cladding respectively. There is currently a corroded pink door single fire door with external concrete steps, which is one of the openings to be widened and replaced with a modern steel door set and steps.



Street View Photographs from Google maps showing the street scene further down Milford Street towards Queen Street South (top); the industrial building on the opposite side of Milford Street (middle) (retrieved from Google Maps on 07.02.2024) and an aerial view of the south elevation and courtyard of the site. The pink fire door is to be replaced with the new fire double door set to the south.

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[4] PROPOSAL & ACCESS

- 4.1 The proposal is for 3No. approx. 1810mm wide (structural opening) external double door sets and external steps to the rear, as per the submitted drawings.
- 4.3 Level access will be provided for ease of access into the facility from the doors on Milford Street. The doors act to reduce the travel distances required for occupants to escape the building. Currently there are 2No. single leaf door sets providing escape directly from the warehouse outside; as proposed there will be 3 No. double door sets plus the existing single leaf door set.
- 4.4 The Proposal seeks to enhance accessibility to the building providing potential commercial benefits given that the area is in a Priority Employment Area as explained in [2], as well as improving the existing safety of the building in the event of an emergency.



Proposed Floor Plan. Not to Scale, Original Scale 1:100.

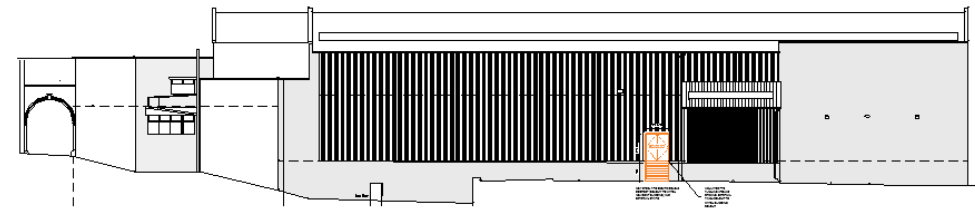
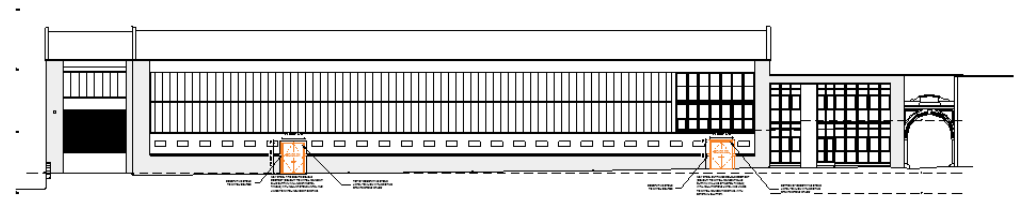
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[5] LAYOUT, SCALE & APPEARANCE

- 5.1 The doors will be positioned at appropriate locations to suit the slightly sloping level of the site and allow for escape in multiple directions in the event of the fire
- 5.2 The door sets vary in height at approximately 2110mm, 2200mm and 2475mm Structural Opening Heights. The Structural Opening widths are all approximately 1810mm which is a standard double door set.
- 5.3 The double door sets on Milford Street will be surrounded, as shown on the external elevations, with decorative ashlar stone lintels and jambs to match the existing adjacent stone works. The door sets will be fitted with external security shutters.
- 5.4 The proposal seeks to be sympathetic with the existing building materiality and colour, as well as taking into account the modern requirements of the building regulations, as well as security and accessibility.



Proposed North and South Elevations (Not to Scale, Original Scale 1:100, top) and extract from an internal photo taken inside (below)

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[6] PLANNING

6.1 Previous Planning Applications in the surrounding area of the site include the below of note:

2002/91625 – Erection of 2 Industrial Units adjacent Britannia Mills, which was approved, although these have not been built

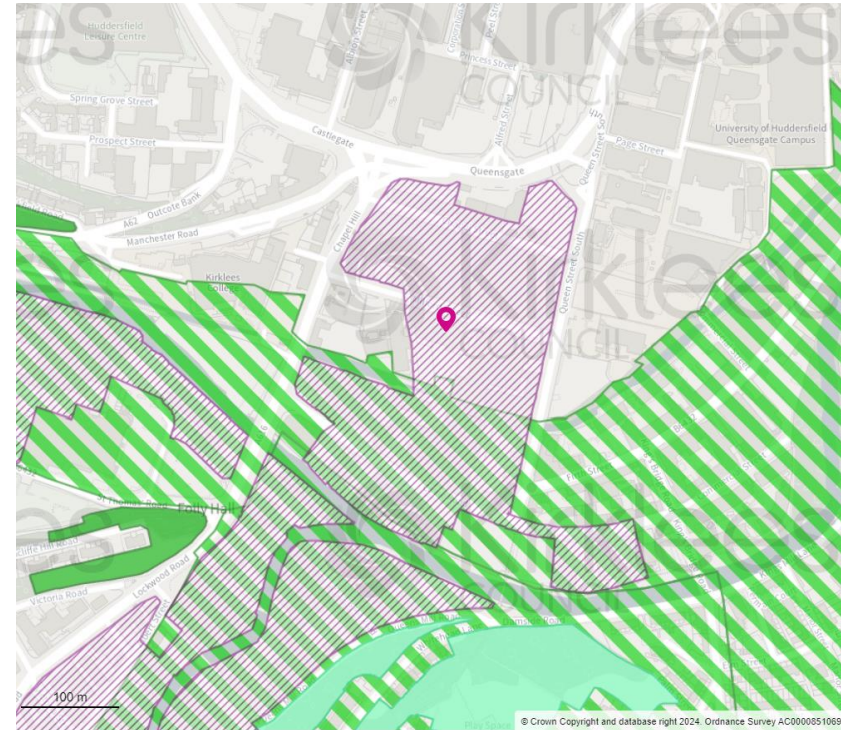
2013/92845 – A planning application for Albion Mills House, for chase of use from offices to 3 apartments, which was approved

2013/91595 – Listed Building Consent for the installation of replacement windows on Queen Street South, which was granted

2021/93999 – An application which was a resubmission of previously approved applications, for the formation of a service yard at Fairfield Mills, which was approved

The building falls into an area identified as 'priority employment areas (PEAS) which provides a greater degree of protection to prevent unnecessary changes of uses;' (Kirklees Council, 2019); the proposal of external doors helps to safeguard the continuing use of the building by increasing its accessibility and safety.

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Extract from the Kirklees Council Compass map identifying areas related to Local Planning Policies. The Site location is indicated by the magenta icon; the purple hatch identifies the Priority Employment Areas; the green hatch identifies the Strategic Green Infrastructure Network, which the Site falls outside of (Kirklees Council, 2024)

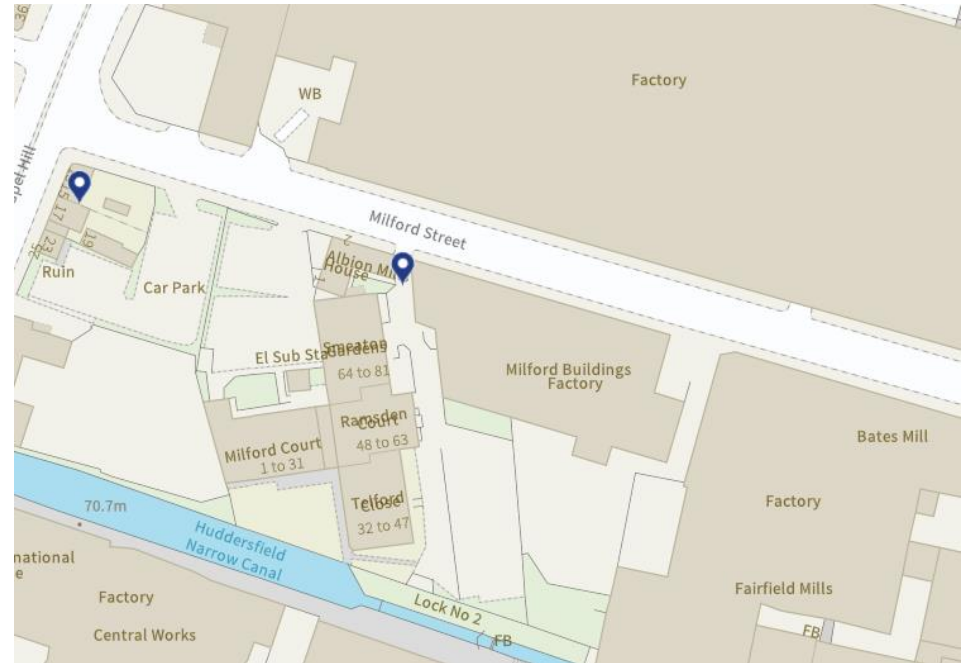
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[7] HERITAGE STATEMENT

- 7.1 Adjacent to the site sits the Archway to Albion Mills, which is a Grade II Listed Building, List Entry 1216250.
- 7.2 The Listing was first made on 28th September 1978 for the above entry, and it states the below details:
‘MILFORD STREET 1. 5113 (South Side) Archway to Albion Mills SE 1416 SW 3/949 II 2. 1867. Ashlar, with hammer-dressed stone parapet. Semi-circular arch with moulded voussoirs, impostes and cornice. Sunk panels in spandrels. Keystone. Plaque with "Albion Mills 1867" topped by cornice and flanked by scrolls. Spur stones. Stone setts.’ (Historic England, 2024 (2))
- 7.3 The heritage asset is architecturally and historically significant, with stonework detailing reflecting the masonry work at the time and the fact that it is was the entry to a mill building reflecting the industrial heritage of Huddersfield, as shown by the fact that the plaque is included in the listing. The surrounding streetscape pays a small contribution to its value, where natural stonework and industrial buildings provide a fitting context.
- 7.4 The site is not within a Conservation Area, as noted in [2]. The door sets will have minimal impact on the visual amenity of the adjacent Arch due to their scale, distance from the Arch and the fact that their colours match those already used on the existing elevation.

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Extract from Historic England's Map Search identifying the locations of Listed Buildings. The Archway to Albion Mills is identified next to the Milford Buildings, with the other local listing shown being 13 and 15 Chapel Hill, which are also Grade II Listed Buildings (Historic England, 2024)

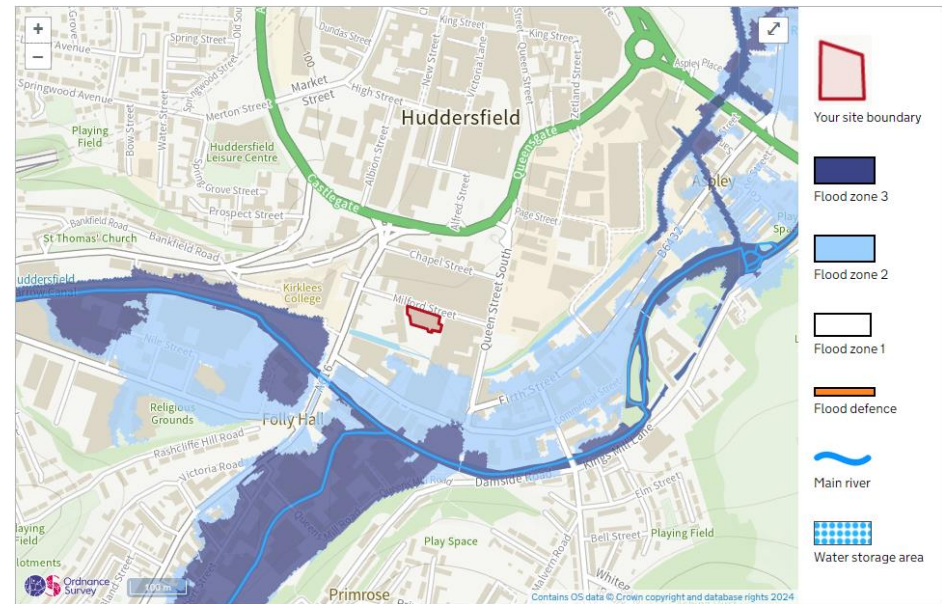
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[8] FLOOD RISK

- 8.1 The site is in Flood Zone 1, as shown in adjacent image meaning that it is an area that has ‘a low probability of flooding from rivers and the sea’. The area of the building is less than 1 hectare (ha) so it is believed that a Flood Risk Assessment will not be necessary for this application.
- 8.2 According to Gov.uk’s Long Term Flood Risk Service, there is a ‘very low risk’ of flooding from both rivers and the sea and surface water (Gov.uk, 2024 (2))

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Wider Context Flood Map (Retrieved from Gov.uk (2024))

[9] REFERENCE LIST

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