Network Rail (Huddersfield to Westtown (Dewsbury) Improvements) Order

Justification for Phasing of Materials Submission for Partial Discharge of Condition

Network Rail

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Note: Any sections of the document highlighted in yellow, are formatted as such to denote relevance to a later phase of the Materials condition submission and therefore cannot be completed within the current phase submission. These sections will be completed in later Materials condition phase submissions as part of the 'live' document format and are included here as placeholders to indicate intended content for later Materials condition phase documents.

1. INTRODUCTION

1.1.1 Network Rail has been granted a Transport and Works Act Order (TWAO) to authorise the Huddersfield to Westtown (Dewsbury) Improvements of the Trans-Pennine Route Upgrade (TRU) programme (Planning Direction for the Order was received from the Department for Transport, referenced TWA/21/APP/03, dated 13 October 2022). The works granted in the Network Rail (Huddersfield to Westtown (Dewsbury) Improvements) Order are referred to as 'the Order Scheme'. The Order Scheme forms part of a wider TRU programme which will improve the Trans-Pennine railway between Manchester, Huddersfield, Leeds and York and improve connections between key towns and cities across the north of England.

1.1.2 The application under the Transport and Works Act 1992 (TWAO) has been determined by the Secretary of State for Transport. As the proposed works affect a number of heritage assets and pass through a number of conservation areas a series of separate Listed Building Consent applications were submitted to Kirklees Council. Under the TWA (Listed Buildings Conservation Area and Ancient Monuments Procedure) Regulations 1992 these applications were automatically called in and considered at the Huddersfield to Westtown (Dewsbury) public inquiry and were also granted permission by the Secretary of State.

1.1.3 Listed Building Consent for the proposed Order Scheme works at Huddersfield Station was granted on 27 June 2022 (Ref: 2021/91328).

1.1.4 The consent for the Order Scheme requires the discharge of various planning and listed building consent conditions. Condition 2 for Huddersfield Station (see 3.1.1), requires the submission of samples and specifications before any works can commence on Huddersfield Station.

1.1.5 The materials samples and specification underpin the construction of the Order Scheme, they inform how construction works should proceed based on a full understanding of the heritage asset. However, the specification of materials that would be sympathetic to the specific significance of the station would not be available until works have commenced. Therefore, a phased approach to the materials condition utilising a partial discharge of the materials samples and specifications submission for different elements of the station is necessary to have a complete and relevant understanding, with approved materials, that inform high quality works appropriate for the Grade I Huddersfield Station and therefore complies with Condition 2 (see 3.1.1).

1.1.6 This document outlines the justification for the submission of Condition 2 in phases for the partial discharge of the Materials condition.

1.1.7 Phase 1 of the Conservation Implementation Management Plan (CIMP) included the Tea Rooms Methodology document, which details the material specification used for deconstruction and commencement of storage of Tea Rooms, and preparation for elements of reconstruction. The Phase 1 CIMP was submitted to Kirklees Council on 2 June 2023 under application number 2023/91628 for the partial discharge of Condition 2. The subsequent partial discharge of Condition 2 was approved by Kirklees Council on 27 July 2023.

1.1.8 The Materials Schedule to align with Phase 2 of the CIMP included details of the materials specification for the retained section of Roof A, including lantern and maintenance access, and the Penistone Line platform canopy. The Phase 2 Materials Schedule was submitted to Kirklees Council on 26 October 2023 under application number 2023/93177. The subsequent partial discharge of Condition 2 was approved by Kirklees Council on 1 February 2024.

2. CONSULTATION PROCESS

2.1.1 Stakeholder liaison in conjunction with consultees is an integral part of the development of the materials submission and the decision to include the potential for phasing and partial discharge. This process has been developed alongside engagement with relevant historic environment stakeholders, such as Kirklees Council and, where required, Historic England. The concept of partial discharge was first presented to Kirklees Council in May 2022 and confirmed during TRU Heritage Working Group Meetings of 26 April 2023 and 11 May 2023.

2.1.2 The relevant historic environment stakeholders have been engaged on the potential for partial discharge through regular meetings (for example the TRU Kirklees Heritage Working Group), which have included opportunities to review and comment on draft document structures, contents, submission of phases and the presentation of detail on individual methodologies.

2.1.3 The engagement with these consultees will continue to be an integral part of the materials condition discharge process throughout the phased submission of materials. This will include, as appropriate, specific meetings to present, discuss and review methodologies, products or issues arising during works, as well as site visits if required to discuss matters and view works referenced as part of methodology or specifications.

2.1.4 Phase 1 of the CIMP, including the Tea Rooms Methodology document, was submitted to Kirklees Council on 2 June 2023 for the partial discharge of Condition 2, which was then approved by Kirklees Council on 27 July 2023. Subsequently, a Materials Schedule detailing elements within Phase 2 was submitted to Kirklees Council on 26 October 2023 for the further partial discharge of Condition 2, which was then approved by Kirklees Council on 1 February 2024. Kirklees Council's response to the Phase 1 CIMP and Materials submission and the phased approach to the submission of later Phases of the CIMP and Materials Schedule(s) is summarised below from their decision notice:

> "*It is considered the proposed phased approach to the discharge of Condition 5 (Conservation Implementation Management Plan) and Condition 2 (Materials) is acceptable in principle for the proposed works at Huddersfield Railway Station.*
>
> *This takes into account the complexities of the works and the subsequent requirement to have a phased approach to construction as outlined in the supporting documents. Officers also acknowledge that where elements may need to be reconstructed or repaired, a full understanding of the construction of specific elements may not be known until deconstruction or repair works commence.*"[1]

[1] Kirklees Council. 27 July 2023. Decision Notice Letter (Ref: 2023/91628).

3. PHASED APPROACH AND PARTIAL DISCHARGE OF CONDITION

3.1 Condition Wording

3.1.1 This partial discharge process has been produced to satisfy the requirements of Condition 2 of the granted LBC for Huddersfield Station (LBC Ref: 2021/91328), which concerns the submission of materials and specifications for works to Huddersfield Station. The wording of the condition is as follows:

> ***2. (Huddersfield Station Materials)*** *Before the works hereby approved commence, or within a timescale to be otherwise agreed in writing by the local planning authority, samples and specifications of all materials to be used on all external elevations, roofs and subways of the works shall be submitted to and approved in writing by the local planning authority. The works shall be constructed using only the approved materials unless otherwise agreed in writing by the local planning authority.*

3.1.2 The phased approach to submission utilises partial discharge of the condition to ensure that no works, including demolition, will take place until an approved specification and samples of materials has been submitted and discharged. This requires that some approved works commence to inform later stages of the programme and allow for a fully complete and approved construction materials that entirely complies with the requirements of the condition. No works on any element would commence without formal approval based on an up to date and approved relevant materials sample and specifications with fully informed and precise details for the specific element for discharge.

3.2 Strategic Approach of the Discharge of the Materials Condition

3.2.1 The production materials samples and specifications for the works where Listed Building Consent was required as part of the Order Scheme was agreed between Network Rail and Kirklees Council (with the support of Historic England) in order to provide further design and construction detail pertinent to the impact on the significance of such Listed Buildings. It was acknowledged by way of the LBC conditions that, at the time of making the Order and associated Listed Building Consent applications, elements of detailed design and specifics of construction methodology were not fully determined. The materials specifications and samples would be provided at a later date to discharge Condition 2.

3.2.2 The materials specifications and samples will define how the construction of the Order is undertaken with respect to the sensitivity of the historic fabric, character and setting of the Listed Building.

3.3 Justification for Partial Discharge of Condition and Phased Approach

3.3.1 Condition 2 for the submission of materials (see 3.1.1), attached as part of the Listed Building Consent for the Order Scheme requires approval of samples and specification prior to commencement, as these were not fully determined at the time of the granting of the Order. The nature of the Order Scheme in its scale, complexity and the sequential dependency of elements of the programme means that to partially discharge the materials condition in multiple phases would allow the submission of all required information necessary to satisfy the condition, and best preserve the significance of Huddersfield Station.

3.3.2 Due to required sequencing of the works, it is considered reasonable to agree a phased submission of materials as the necessary information to inform the full specifications would not be available prior to the commencement of any works to the station. A phased partial discharge is necessary to discharge the condition in a manner which is appropriate and precise to the specific of the significance of Huddersfield Station.

3.3.3 Pursuing a strategy of a single submission of all materials specification and samples for Huddersfield Station Listed Building Consent condition discharge would harm the depth of

knowledge necessary for appropriate development, a convenient and workable timeline for construction of the Order Scheme and result in potential unacceptable guesswork for later material choices and detailed specification. A single submission rather than phased submission, would therefore not properly satisfy Condition 2 (see 3.1.1), as there would not be the level of knowledge available to properly discharge the full condition.

3.3.4 The approved materials specification and samples will guide how the Order works are constructed, as detailed by the condition wording that 'the works shall be constructed only using the approved materials' (see 3.1.1). The production of the constituent elements of the materials specification and samples are therefore reliant, in part, on the approval of multiple forms of specification and samples and/or on information obtained during different elements of the construction work at Huddersfield Station. Such as, where elements may need to be reconstructed or repaired, a full understanding of the construction of specific elements is unknown until deconstruction or repair works commence. Therefore specific approved materials needed for appropriate reconstruction and repair, required as part of Condition 2 in some cases must be updated as this information is acquired through commencement of approved works. Consequently, some elements of the materials condition cannot be appropriately discharged until other sequentially earlier elements have been reviewed and approved. Similarly, some elements cannot be completed until development of the Order Scheme has commenced and certain construction activities such as building recording, scaffold erection and deconstruction, as approved by Kirklees Council as part of discharge earlier stages of the materials condition, are underway.

3.3.5 Due to the nature of the construction programme and complexities of delivering the scale of the Order Scheme, there are specifications and samples of materials that either will not be understood fully until after certain construction activities have commenced or may significantly delay the fulfilling of the Order Scheme in order for the required information to be gathered before works commence. As Condition 2 (see 3.1.1) requires that before approved works commence a timescale should be agreed in writing with the local authority, this approach allows for the works timeline to be coordinated properly with the local authority in balance with the construction programme and a proper understanding of the material specifications. A phased approach will therefore allow for best practice to be undertaken with the specific significance of Huddersfield Station at the forefront, while also ensuring minimal disturbance to the public in disrupting the Trans-Pennine route. The partial discharge of Condition 2 allows for proper compliance with the condition rather than submitting incomplete or unsatisfactory samples or specifications for approval.

3.3.6 The phased approach will allow for comprehensive understanding of the Huddersfield Station before, during and post works commencing and allow for the opportunity to fully engage with the Council and relevant historic environment stakeholders over this period. If new information or understanding is gleaned post-commencement this also allows for an adaptation of methodology to suit, which with consultation with Kirklees Council and relevant historic environment stakeholders, will ensure sensitive and appropriate adaptation underpinned by a full understanding of Huddersfield Station. This approach also more closely adheres to Condition 2 (see 3.1.1), which requires that 'works shall be constructed only using the approved materials', as it allows for the potential need for new materials or specification which may arise post-commencement based on currently unknown information, to be formally approved by Kirklees Council.

3.3.7 After each phase of submission, the Council will formally partially discharge elements of Condition 2, based on the completed content submitted. The phases of submission for the materials condition will be scheduled to align with the key phases of construction work for the Order Scheme, to ensure that the samples and specifications relevant to each stage of construction work have been reviewed, approved and the condition partially discharged prior to commencement of each respective phase of construction work. Due to this, the strategy of discharge has been shaped accordingly to result in the potential for multiple phases of submission. This complies with the wording of Condition 2 (see 3.1.1), which requires a timescale be agreed in writing with the local authority for approved works to commence. By

adhering to this phasing strategy which would follow the construction programme, it will allow for an efficient sharing of up to date materials specifications with Kirklees Council for approval and therefore also enable timely commencement of approved works.

3.3.8 The timescales for submission of phases of the materials condition is outlined within this document (see Section 4.1), as needed for each specific timescale. The phasing for each submission is designed to align with the construction programme, taking advantage of opportunities for data gathering such as during particular blockades, dismantling or scaffold erection where certain elements needed for the samples and materials specification would not have been available pre-construction.

3.3.9 The phased approach allows for later materials phase submission of specifications and samples and design details to be submitted, reviewed and approved while simultaneously allowing for the commencement and continuation of previously formally approved elements. Therefore, potential disruption caused by works to the Trans-Pennine route will be minimised due to efficient project management. Partial discharge of the condition also allows for time efficient production and approval of materials samples and specifications, by ensuring the appropriate level of detail is available for review and approval at each stage, prior to commencing elements of works.

3.3.10 The phased approach of submission, utilising partial discharge, would essentially realise the intention of the condition wording (see 3.1.1) in that the condition would still be partially discharged with respect to each element of construction, prior to commencement of each aspect of relevant works. No works would commence on any element outside of those for which materials had been approved via the phased submission.

3.3.11 The strategy of phased delivery and subsequent partial discharge of the materials condition has been agreed in principle with Kirklees Council. Engagement is ongoing through the production of the constituent elements of the materials documentation, including the presentation of draft content for comment between the formal submission of the first phase of materials submission. Materials for phased submission will have been discussed and informally agreed as part of engagement opportunities with Kirklees Council and relevant historic environment stakeholders in advance of formal submission (such as at the TRU Heritage Working Group).

4. TIMELINE AND CONTENTS OF SUBMISSIONS FOR HUDDERSFIELD STATION MATERIALS CONDITION

4.1 Intended content and timeline for Phases of the Materials Condition Discharge

4.1.1 The intended timeline for materials condition phased submission is as follows, with the specific contents for each phase outlined in the table below:

Phase No.	Date for submission of phase to Kirklees Council	Contents of Materials Condition Submission Phase
1	2 June 2023 (Approved and discharged 27 July 2023)	Material specification used for deconstruction and commencement of storage of Tea Rooms, and preparation for elements of reconstruction
2	26 October 2023 (Approved and discharged 1 February 2024)	Relevant material samples and specification for: - Erection of scaffolding under Roof A - Refurbishment and strengthening of Roof A, including installation of lantern - Removal of Manchester End bays of Roof A - Works to Penistone Line Canopy
3	17 April 2025	Works during and immediately after first blockade, including: - Demolition of signal box / relay room - Demolition of cable gantry - Demolition of Roofs B and C - Piling and foundations for new canopies - Commencement of construction of footbridge - Commencement of works to platforms - Commencement of works to subways
4	Autumn 2025 (anticipated)	Works following commissioning of first span of the footbridge, up to the start of the second blockade, including: - Completion of footbridge - Works to new Platforms 5 / 6 - Construction of new canopies - Completion of works to subways

		- Construction of Roof A Leeds End extension - Reconstruction of Tea Rooms - Construction of OLE

4.2 Contents of Attached Submission Phase 3

4.2.1 The attached Materials Condition Phase 3 comprises the following detail needed to satisfy Condition 2:

Conditions met in current Phase 3	Content
Condition 2	Relevant material samples and specification for: - Construction of new footbridge - Platform surfaces Additionally, updated details agreed to supersede those previously approved in Phase 2 (see below, Section 4.4)

4.3 Contents of Previously Submitted Phases 1 and 2

[*Completed Phase 2 onwards, updated for Phase 3*]

4.3.1 The below table outlines the content of previously submitted Phases for Materials Condition, including which conditions the content enabled partial discharge.

Previous Phase No.	Content
Phase 1	Material specification used for deconstruction and commencement of storage of Tea Rooms, and preparation for elements of reconstruction
Phase 2	Works prior to the first blockade, including: - Erection of scaffolding under Roof A - Refurbishment and strengthening of Roof A, including installation of lantern - Removal of Manchester End bays of Roof A - Works to Penistone Line Canopy

4.4 Discussion of changes made to previous submission

[*Completed Phase 2 onwards, where applicable, updated for Phase 3*]

4.4.1 The below table details any changes made to the previously submitted Phases that are not considered new information submitted as part of the current Phase 3.

Previous Phase No.	Changes made

Phase 1	No changes made to details submitted as part of the information regarding the materials for the Tea Rooms, included within the Phase 1 CIMP.
Phase 2	Revisions made to Roof A materials, including lantern, as discussed and approved to be amended via condition discharge of Condition 2 by Kirklees Council Conservation Officer.

[*Discussion and justification on the reasoning for any changes to previous phases, if applicable*]

4.4.2 The Phase 3 Materials Schedule submission includes updated information regarding two materials for the works to Roof A, including the lantern, which comprises revisions to the information included in and approved via the Phase 2 Materials Schedule. The materials to which this relates are:

- The exterior covering cladding of the lantern on Roof A; and
- The glazing of Roof A.

4.4.3 The changes in the specification of these materials has been discussed with and approved by the Kirklees Council Conservation Officer. The revised specification for these included in the Phase 3 Materials Schedule should be considered to supersede the previously-approved details included in the Phase 2 submission.

5. CONCLUSION

5.1.1 To ensure the works granted in the Order Scheme are carried out in a manner that allows for appropriate care to be taken in the development of Huddersfield Station, as well as causing minimal disruption to the Trans-Pennine Route, a partial discharge of the materials condition is needed to satisfy Condition 2 of the granted consent.

5.1.2 The scale and complexity of the Order Scheme means that the submission of the materials samples and specification document over multiple phases is vital. To submit as a single document without the appropriate level of detail needed to satisfy Condition 2 would be detrimental to the quality and smooth undertaking of the construction of the granted Order Scheme and would impact the significance of Huddersfield Station.

5.1.3 The submission of the materials samples and specifications in phases will serve to ensure that works are undertaken with all pertinent information and ensures the impact on Huddersfield Station is consistently and thoroughly recorded and managed. This process will enable Kirklees Council and the relevant historic environment stakeholders to carry out the highest level of scrutiny and detail review. The Council will be consistently involved throughout, with requests for formal approval to be achieved within an agreed timeline for commencement and continuation of works.

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