

Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Tel: 01484 686322 e mail: nick@roberthalstead.co.uk

Planning Development

Design and Access Statement: Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT

Introduction to the proposals

This Design and Access Statement accompanies an application for Listed Building Consent for the demolition of existing buildings, the conversion and renovation of one existing building, and the erection of a new building for mixed-use E(g) (I, II and II) and B8 at Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT. The proposals also include the formation of a new service yard and the formation of new parking areas.

Requirements for a Design & Access Statement

The Town & Country Planning (Development Management Procedure) Order 2015 sets out the legal requirements for the circumstance when a Design and Access Statement is required, together with what categories such a statement must set out. These categories fall into five headings, and each is addressed in turn below.

a) Explain the design principles and concepts that have been applied to the development

The aim of the proposals is to provide a harmonious design concept, appropriate for its location. Please refer to Planning and Listed Building Statement and Design Statement for full details.

b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account

Through pre-application discussions with the Council, the proposals will retain Building D, in order to maintain the traditional character and appearance of the north side of Quay Street. The retention of Building D, the sympathetic addition of the smaller element of the new building in traditional mill style, together with the setting back of the larger manufacturing building would significantly ameliorate the impact of the new development on the setting of the listed mill, chimney and historic buildings. Local Plan Policy LP24 and Paragraph 135 in the NPPF have also been considered. Please refer to Planning Statement for full details.

c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account

The new buildings will be accessible to / from and within, for all forms of transport including pedestrians, cyclists and vehicles. A Transport Statement and Travel Plan been submitted as part of the application. The statements have assessed issues relating to access, servicing, parking, traffic impact and sustainable modes of transport, and make references to relevant policies in the NPPF, Local Transport Plan and the Kirklees Local Plan. Full details can be found in the Transport Statement, Travel Plan and the Planning Statement.

d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation

The proposed access arrangements were put forward as part of the pre-application enquiry and feedback was received from the Local Highways Authority. This feedback has been carefully considered, and the appointed Highway Engineers (Paragon Highways) have subsequently put forward the preferred and most suitable option.

e) Explain how any specific issues which might affect access to the development have been addressed

Access to the development has been addressed in the accompanying Transport Statement. There are not considered to be any specific access issues that would form a significant constraint to the development of the site.

June 2025

Robert Halstead Chartered Surveyors & Town Planners