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DESIGN & ACCESS STATEMENT

RELIANCE, ROWLEY MILLS
PENISTONE ROAD

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1.0 INTRODUCTION

Overview

This document has been prepared by KPP Architects in support of a full planning application for the extension of the ground and first floor space to an existing manufacturer building, at Rowley Mills, Penistone Rd, Huddersfield, on behalf of Reliance Precision Limited.

Purpose

The contents have closely followed the requirements set out in The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 which sets out the formal requirements for Design and Access Statements tailored to suit the extent of the proposal including:

Site Context

Assessment of the physical and cultural context of the site

Design

Use:	How the buildings and spaces will be used
Amount:	How much would be built on the site
Layout:	How the buildings and surrounding spaces could be arranged on the site
Scale:	How big the buildings and spaces could be
Landscaping:	How open spaces could be treated to enhance and protect the character
Appearance:	What the buildings and spaces could look like

Access

- Vehicular & Transport links: Why access points and routes have been chosen and how the site responds to the existing layout and public transport provision.
- Inclusive access: How everyone can get to and move through the place on equal terms.



Above - Site Red Line Boundary

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2.0 SITE CONTEXT

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Key:

- Application site
- A629 / Penistone Road
- Woodsome Road





Above - Wider area of the Site

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Site Context Summary

The existing site is located in the village of Lepton at Rowley Mills , adjacent to the A629, and appoximate 3.7miles from the centre of Huddersfield.

The site is bounded by Beldon Brook and Penistone Rd (A629) which provides a means of access to a number of industrial and commercial developments in Lepton.

The site is currently in use by Reliance Precision Limited , a manufacturing company within the Rowley Mills facility.

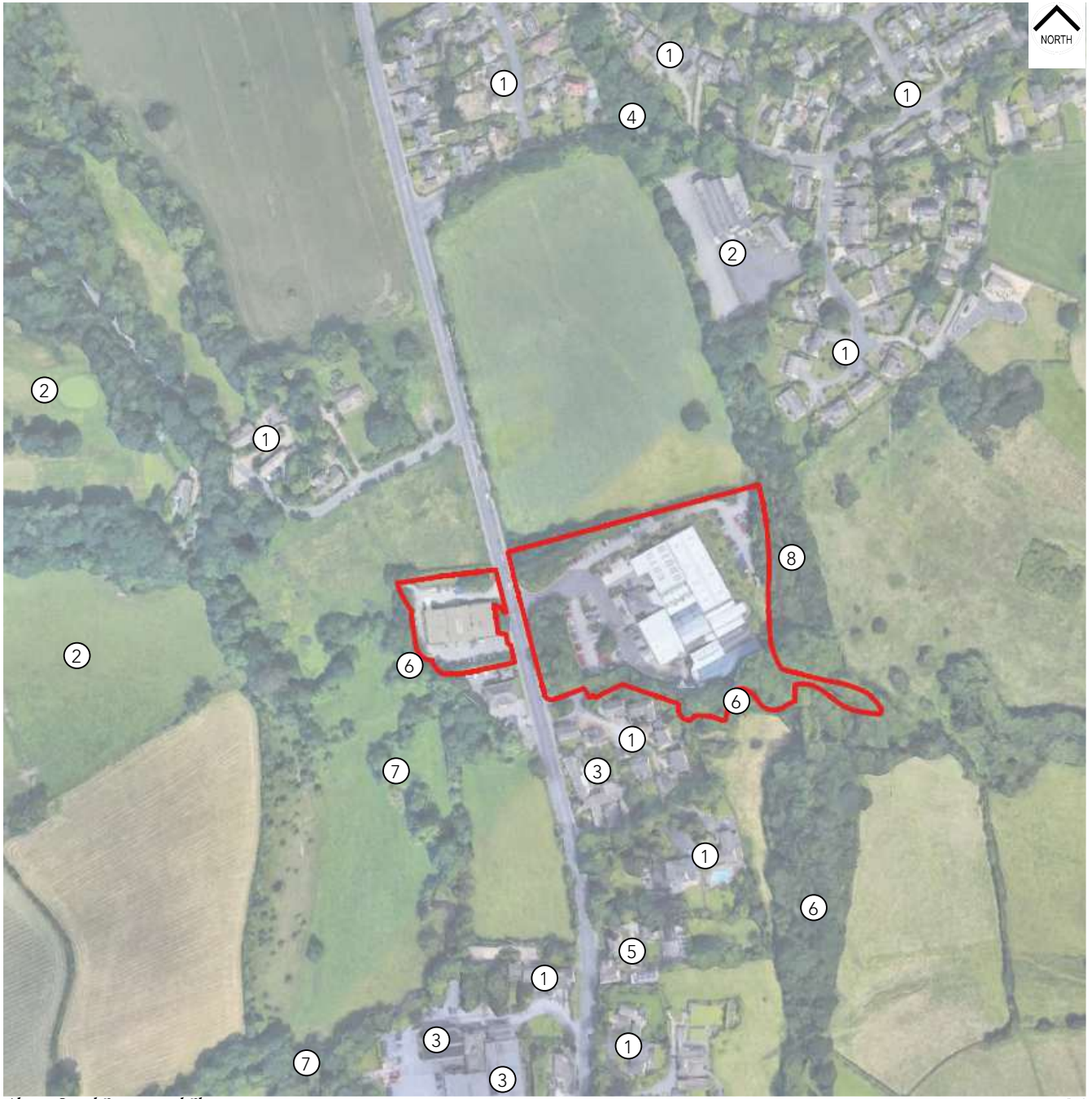
Access

The main access to the site is via A629 Penistone Rd on to Dogley Lane. There are also bus stops along Penistone Rd and Dogley Lane making the site accessible via public transport.

The nearest train station (Huddersfield) is approximate 4.4 miles away located in Huddersfield town centre.

Key:

1. Residential
2. Woodsam Hall Golf Course
3. Commercial / Office Space
4. Retail
5. Hospitality: Dogley Chapel Bed and Breakfast
6. Beldon Brook
7. Woodsome Beck
8. Old Railway Line

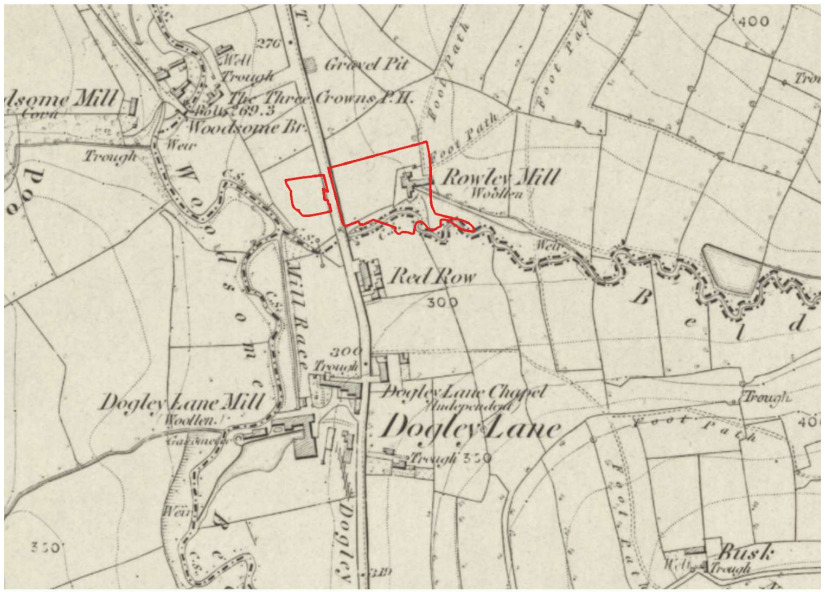


Above - Local Context and Character

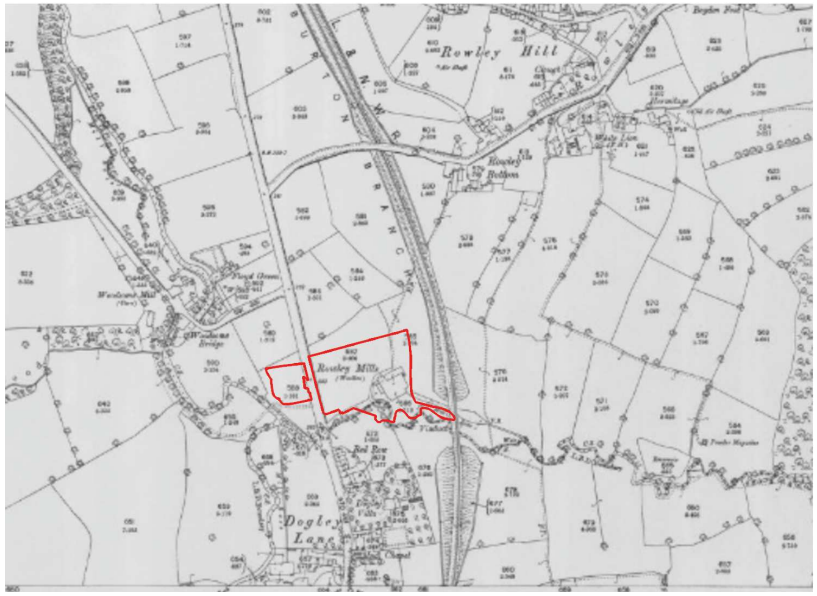
Historical Site Context

The applictaion site is 2.9 Acres/ 1.1Ha, and was previously a woolen& worsted mill called Rowley Mills from the 1850s.

The building footprint has been developed since the late 1800s and also has maintained its access from Penistone road throughout the years.



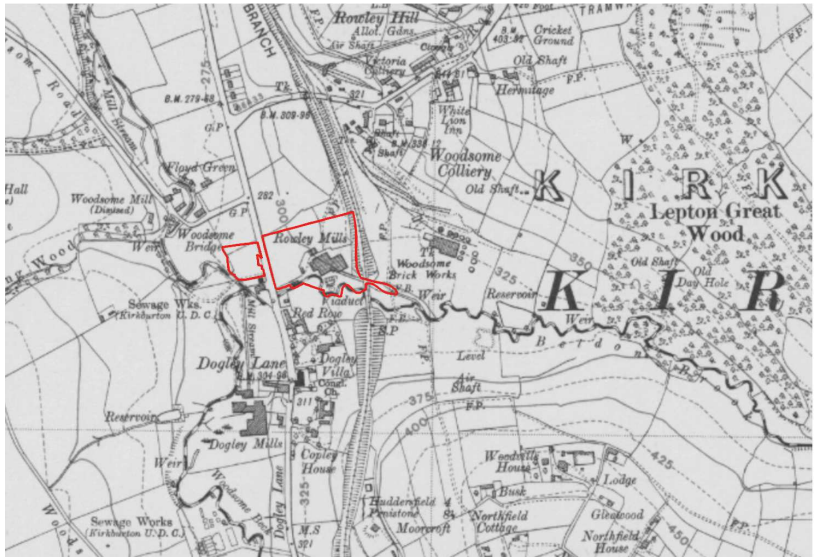
Above - Historical Map from 1854



Above - Historical Map from 1893



Above - Historical Map from 1932



Above - Historical Map from 1950

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View One - View towards Reliance



View Two - View North of Penistone Road



View Three - View South of Penistone Road



Above - Key View Locations on Red Line Plan



View One - View towards International House from Penistone Road



View Two - View from Reliance towards International House



View Three - View North Penistone Road



Above - Key View Locations on Red Line Plan

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Connections

The existing site is located in the village of Lepton at Rowley Mills , adjacent to the A629, and appoximate 3.7miles from the centre of Huddersfield.
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Access

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Key:

- Primary Vehicular Route (A629 - Penistone Road)
- Secondary Vehicular Route
- Application Site
- Bus Stop



Above - Site Red Line Boundary

The immediate area surrounding the site consists of commercial, residential and industrial. The proposal for the site compromises of 2.No units, which would expand the existing buildings footprint area to ground and first floor.

The site is located adjacent to Penistone Road and benefits from goof access to the nearby train station which is located in Huddersfiled town centre.

Key:

- Application site
- Office
- Residential
- Woodsome Valley Self Storage
- Woodsome Hall Golf Club
- Northern House Link Group



Above - Land use plan



Above - Urban Grain

3.0 PLANNING & CONSULTATION

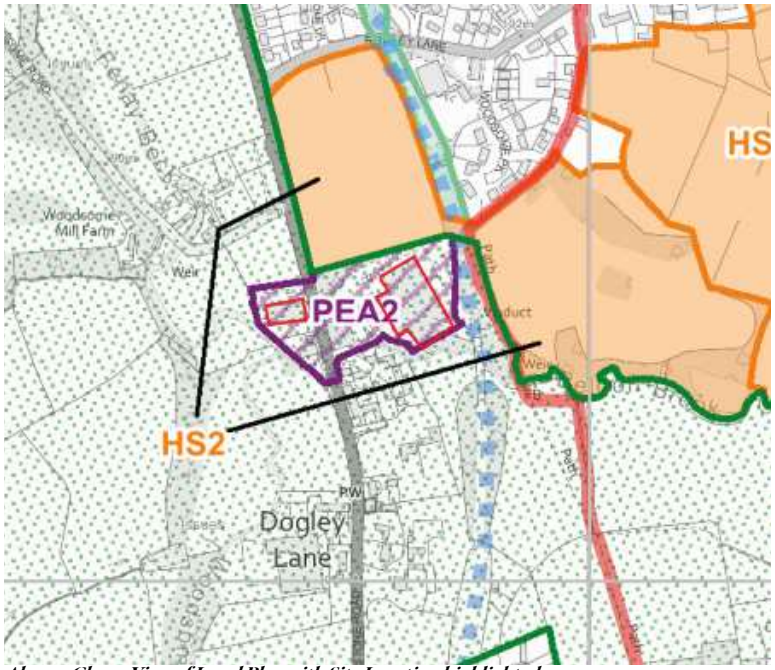
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LOCAL PLAN

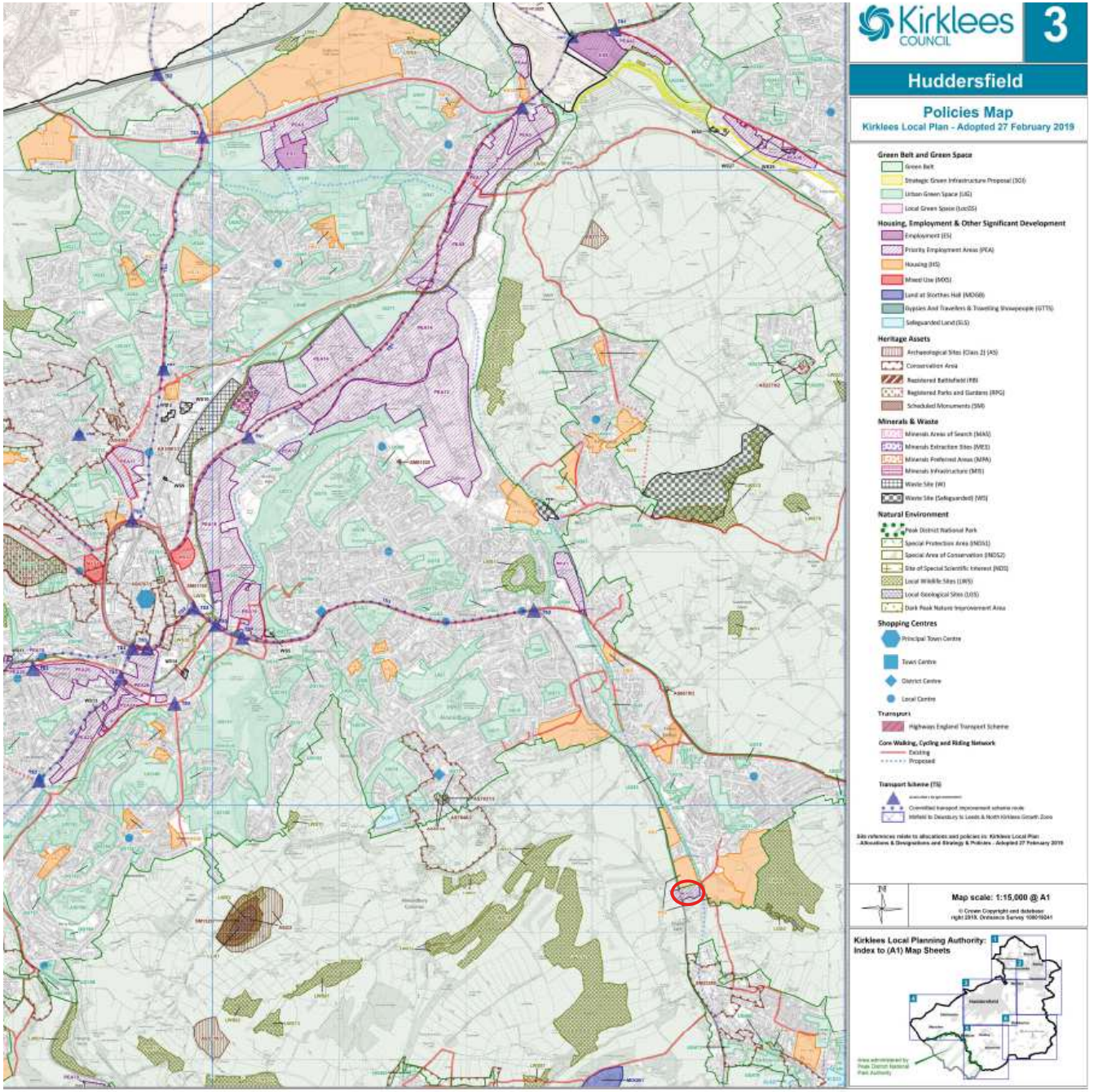
Development Overview:

Kirklees will be ideally placed to encourage inward investment and stimulate economic growth. This will be achieved through the provision of new prime employment land, sites of strategic importance for employment with a focus on manufacturing and engineering , and safeguarded employment land which, as a whole, provide the opportunities to grow businesses, improve economic resilience and increase the district's ability to compete with other areas,economic benefits of housing delivery and the potential to reduce out-commuting.

There will be a focus on regenerating our towns whilst safeguarding and reinforcing those elements which make them distinctive. The application site as indicated below, is allocated as a Priority Employment Area.



Above - Closer View of Local Plan with Site Location highlighted



Above - Local Plan, Site Location within Red Circle

4.0 EVALUATION & DESIGN EVOLUTION

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Reliance Rowley Mills is situated in Huddersfield, a historic town in West Yorkshire, known for its industrial heritage. The site lies within a predominantly urban setting, characterised by a mix of residential, commercial, and industrial buildings. The mill itself is positioned on the outskirts of Huddersfield's town center, offering convenient access to both the town's amenities and the surrounding countryside. The location is well-connected by road, with easy access to the M62 motorway, providing transport links to major cities like Leeds and Manchester.

The area around Reliance Rowley Mills is well-served by essential infrastructure, including utilities such as water, electricity, gas, and telecommunications. The proximity to Huddersfield's urban infrastructure also means that waste disposal, drainage, and emergency services are readily available, which is an asset for any development proposal. However, the condition of the existing building infrastructure may require significant investment in modernizing facilities to meet current standards.

The site benefits from a public footpath on both sides of Penistone Road which also leads in to the site itself. A heavy landscape buffer surrounds the site offering a noise barrier to neighbouring properties.

Key:

- Application Site
- Pedestrian Footpath
- Landscape Buffer
- Beldon Brook Beck
- Neighbouring Properties
- Feature Frontage



Please refer to the planning statement and all accompanying technical reports.

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Key:

- Application site
- Penistone Road
- Woodsome Road (No HGV access)
- Primary site access
- (1) Existing Landscape Buffer
- (2) Existing Industrial / Commercial Units
- (3) Woodsome Hall Golf Club
- (4) Residential Clusters



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Design Principles

The application site and the clients requirements have been considered through development of the planning application which have lead to the inclusion of primary design principles.

The entrance into the site remains the same as existing from Penistone road with a new footpath proposed to the north entrance of the site. The existing footpath to the south of the site will be enhanced and widened as part of the proposal and create a clear access into site with lighting.

Landscaping areas will not be altered by the proposal, instead, the proposal aims to enhance the existing landscaping on both sites with overgrown vegitation cleared. Please refer to the landscaping plan for reference.

Key:

- Application site
- Primary site access
- Footpath in and around site
- Landscaping buffer
- Sedum roof feature

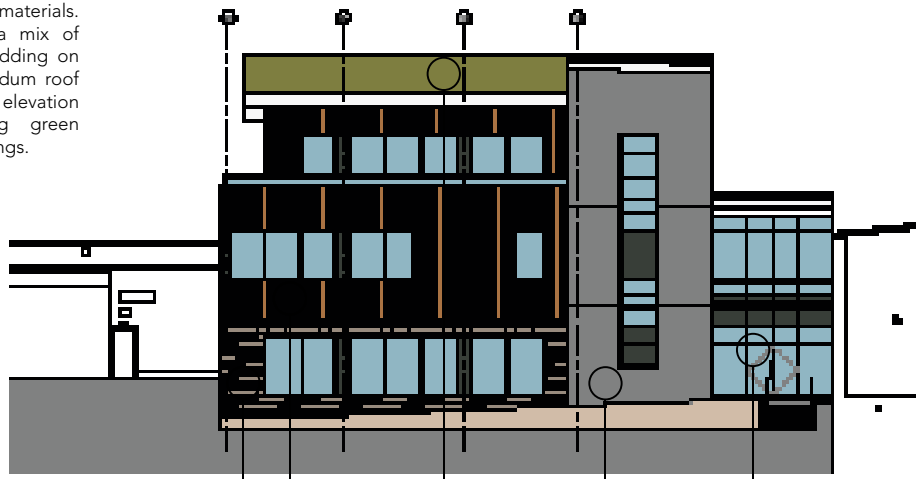


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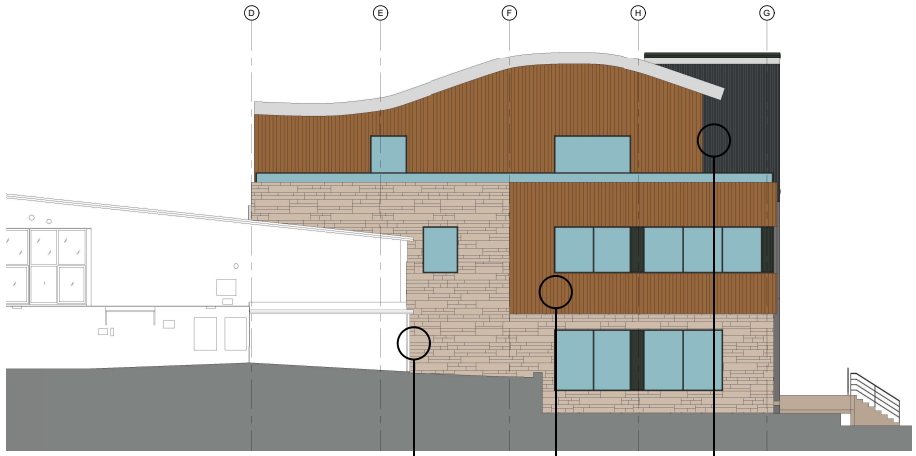
5.0 DESIGN PROPOSAL

Proposed Materials on Site

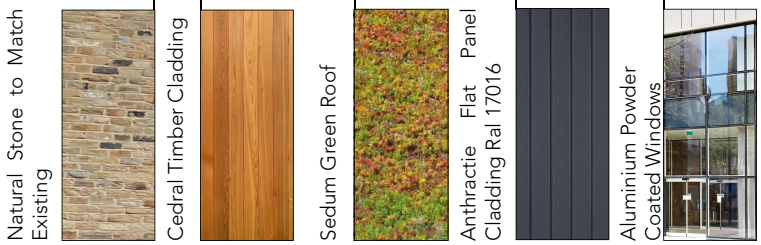
The front and side elevation are showed below with the proposed materials. The proposal aims to use a mix of stone, timber and vertical cladding on the primary elevation. The sedum roof will be visible from the front elevation complementing the existing green cladding on the existing buildings.



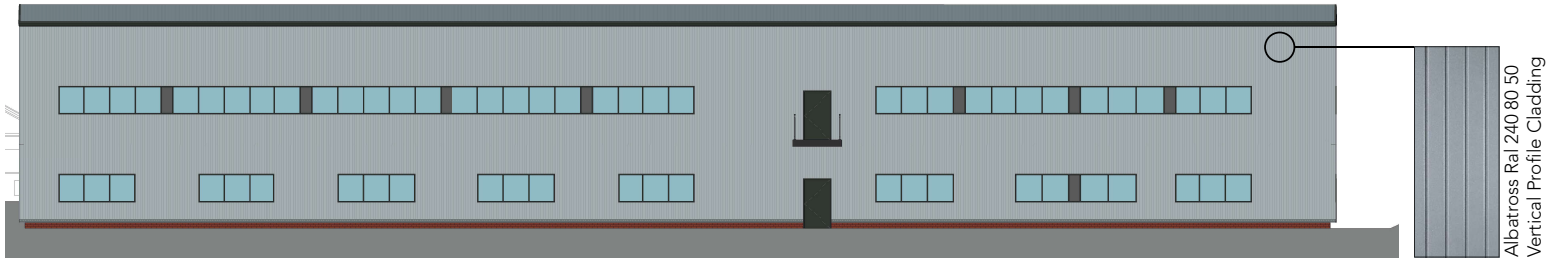
Above - Front Elevation



Above - Side Elevation







Above - Rear Elevation



Above - Indicative Masterplan

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6.0 CONCLUSION

6.1 CONCLUSION

KPP Architects have been approached by Reliance Precision to create this Design access statement in support of this planning application at the existing premises of Reliance Precision, Rowley Mills and International House Huddersfield.

The existing Rowley Mills site is used by Reliance Precision, as there existing manufacturing and office area and the International House site is currently occupied by Paxman Scalp Cooling , Medical equipment manufacturers.

The site provides good access onto the A629.

The Rowley Mills Site and International House Site will both enhance the existing facilities and provide new opportunities for the existing company. Increasing growth in employment, opportunities and provide future links for further development in the local area.

The building materials will compose of varying materials of industry standard quality. Cladding will be arranged in such a way that the colours tones and composure will minimise the mass of the building, natural stone will be used to tie in the proposed extensions into the existing buildings. The use of a green roof to the Rowley Mills front extension will help blend into the natural surrounding trees and landscaping.

Feature landscaping will provide good focal aesthetic character to the site while aiming to increase biodiversity and improvement to the ecologically lacking site.

The development will aim to utilise sustainability within every aspect of the development, with thermally efficient and robust materials to ensure a long life for the building and complying with national requirements U-values, to allow for any alterations, repair and maintenance to be done easily, and ensure that the materials used are feasible and fit for purpose.







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