DESIGN AND ACCESS STATEMENT

Costa/Travelines
Huddersfield Railway Station
St Georges Square
Huddersfield
HD1 1JB

GIA – Architecture, Interior Design and Project Management
GIA Ltd, 3 Foxoak Park, Common Road, Dunnington, York YO19 5RZ
t 01904 481480 **f** 01904 486730 **e** design@gia.co.uk **w** www.gia.co.uk

Incorporated in England
Registration number 2784136

Client:	Caterleisure Services Ltd
Job ref:	3079
Prepared by:	Scott Smith
Date:	16th September 2026
Revision:	-

1. INTRODUCTION

This Design and Access Statement has been prepared in support of an application for Listed Building Consent relating to the proposed refurbishment and conversion of the existing newsagents and adjoining waiting area within Huddersfield Railway Station to form a new Costa Coffee outlet.

The existing newsagents already provides retail goods, refreshments and coffee to station users. The proposals seek to combine the existing retail area with part of the adjoining waiting area to create a larger and improved Costa Coffee facility, whilst retaining the established commercial use of this part of the station.

Huddersfield Railway Station is a Grade I Listed Building and the proposed works have therefore been carefully considered to minimise alteration to the historic building fabric and to retain existing architectural features wherever practicable.

The application comprises:

Internal refurbishment and shopfitting works.
Removal of an internal wall between the existing newsagents and waiting area.
Alterations to existing openings.
Installation of new glazed aluminium doors and screens.
Installation of new internal finishes and fittings.
New Costa Coffee signage.
Installation of two air-conditioning condenser units.
Associated minor mechanical, electrical and ancillary works.

The proposals do not involve an extension to the building or any increase in the existing building footprint.

A separate Heritage Statement will accompany the Listed Building Consent application and will provide a detailed assessment of the significance of the listed building, the affected fabric and the potential impact of the proposed works.

2. SITE CONTEXT

The application site is located within Huddersfield Railway Station and relates to the existing newsagents, adjoining passenger waiting area and associated back-of-house accommodation.

The existing accommodation comprises a combination of retail, waiting, office, storage and ancillary areas. The existing plan also identifies original timber doors, later glazed doors, wall panelling, shop fittings and other modern commercial installations.

The application area forms only a relatively small part of the wider railway station building.

The proposals relate solely to the reconfiguration and refurbishment of the existing accommodation and do not extend beyond the existing station building.

3. DESIGN PRINCIPLES

Existing Use

The existing premises comprise a newsagents serving station users, with an adjoining passenger waiting area.

The newsagents already sells coffee and refreshments and the proposed works therefore represent an improvement and enlargement of an established commercial use rather than the introduction of an entirely new activity within the station.

The proposed layout combines the existing retail and waiting areas to provide a larger Costa Coffee customer space incorporating seating, a new service counter and associated equipment. Existing office, WC and storage accommodation will generally remain within the back-of-house area.

Design Approach

The design approach has been guided by the following principles:

Respect for the architectural and historic character of the Grade I Listed Building.

GIA – Architecture, Interior Design and Project Management
GIA Ltd, 3 Foxoak Park, Common Road, Dunnington, York YO19 5RZ
t 01904 481480 **f** 01904 486730 **e** design@gia.co.uk **w** www.gia.co.uk

Incorporated in England
Registration number 2784136

Retention of significant existing building fabric.
Retention of the existing ceiling and coving.
Retention of existing skirting boards wherever practicable.
Use of existing openings wherever possible.
Minimal intervention into the historic building.
Improvement of the customer environment and circulation.
Sensitive positioning of new signage and mechanical equipment.
Use of contemporary shopfitting which remains clearly distinguishable from the historic building fabric.

The proposals have been designed so that the existing station building remains the dominant architectural feature.

4. PROPOSED WORKS
The principal alteration is the removal of the existing wall separating the newsagents from part of the waiting area.

Removal of this wall will allow the two currently separate areas to operate as one larger customer space.

It has not yet been confirmed whether the wall is loadbearing. The structural requirements will therefore be determined following further investigation and advice from the structural engineer.

The current drawings make provision for the installation of a new structural steel beam where required, with the final design to be undertaken in accordance with the structural engineer's details.

An existing opening between the waiting area and newsagents will also be altered. A new wall will be constructed set back from the existing wall line, incorporating a new pair of glazed aluminium doors with glazing above.

Setting the new construction back assists in retaining the visual legibility of the existing opening rather than attempting to replicate or conceal the original arrangement.

Two existing door openings into the former waiting area, which are currently obstructed by security barriers, will be retained and fitted with new aluminium-framed glazed screens.

The glazing will incorporate manifestation to suit the Costa Coffee design and accessibility requirements.

The existing back-of-house areas will generally remain in their current locations, thereby limiting the extent of alteration required to the existing building.

5. AMOUNT
The proposed development is contained entirely within the existing railway station building.

No extension or increase in floorspace is proposed.

The works principally comprise internal refurbishment, reconfiguration and shopfitting together with limited alterations to existing openings and building fabric.

The operational footprint of the premises therefore remains within the existing station accommodation.

6. SCALE
The scale and massing of Huddersfield Railway Station will remain unchanged.

No extension, increase in building height or alteration to the overall form of the station building is proposed.

New internal partitions, glazing, doors, counters, furniture and associated shopfitting have been designed to remain appropriate to the scale of the existing accommodation.

GIA – Architecture, Interior Design and Project Management
GIA Ltd, 3 Foxoak Park, Common Road, Dunnington, York YO19 5RZ
t 01904 481480 **f** 01904 486730 **e** design@gia.co.uk **w** www.gia.co.uk

Incorporated in England
Registration number 2784136

The proposals will therefore have no material impact upon the overall scale of the Grade I Listed Building.

7. APPEARANCE

Internal Appearance

The internal customer areas will be refurbished in accordance with the Costa Coffee design concept, incorporating new furniture, fittings, flooring, decoration and lighting.

The existing ceilings will be retained and made good where necessary rather than being replaced. The proposed ceiling plan confirms retention of the existing front-of-house and back-of-house ceilings.

The existing ceiling coving will also remain untouched.

New lighting and services will be carefully coordinated around existing architectural features in order to minimise disturbance to the existing fabric.

Existing skirting boards will be retained wherever practicable. Where isolated sections require replacement due to the proposed works or existing condition, the replacement sections will match the existing profile and appearance.

The proposed internal finishes use the established Costa colour palette together with complementary neutral finishes. Existing doors, windows and retained joinery will be incorporated into the overall refurbishment rather than unnecessarily replaced.

Platform Entrance

The existing customer entrance serving the premises from the platform will remain in its current location and continue to provide access to the proposed Costa Coffee.

A second platform-facing opening contains original timber doors with a later frameless glazed door positioned behind.

The original timber doors are generally held open during operating hours. Under the proposed arrangement this opening will no longer operate as a customer entrance.

The later glazed door will be secured closed and the operating handle removed. The original timber doors will remain in place and the glazed arrangement will continue to allow daylight into the premises.

This approach allows the original timber doors and appearance of the opening to be retained without unnecessary intervention into the historic building fabric.

8. SIGNAGE

Two principal new Costa Coffee signs are proposed.

At the main station entrance to the premises, a new illuminated Costa Coffee sign will be installed in association with the new glazed entrance arrangement.

The proposed signage has been designed to provide clear identification of the business whilst remaining proportionate to the scale of the commercial frontage.

A further non-illuminated Costa Coffee sign will be installed at the platform entrance.

This sign will comprise three-dimensional lettering supported from a stainless-steel rod system.

The use of non-illuminated signage in this location reduces its visual impact upon the historic station elevation whilst still providing appropriate identification of the premises.

The detailed impact of the proposed signage upon the listed building will be considered further within the accompanying Heritage Statement.

9. MECHANICAL PLANT

Two new air-conditioning condenser units are proposed to serve the refurbished premises.

GIA – Architecture, Interior Design and Project Management
GIA Ltd, 3 Foxoak Park, Common Road, Dunnington, York YO19 5RZ
t 01904 481480 **f** 01904 486730 **e** design@gia.co.uk **w** www.gia.co.uk

Incorporated in England
Registration number 2784136

The units will be positioned within the existing covered walkway and fixed against the existing rendered wall.

The covered walkway also provides a fire escape route from the platform.

The condenser units will therefore be positioned so that the required escape width and operation of the escape route are not adversely affected.

Their location has been selected because it is comparatively discreet and largely screened from normal views from the platform and principal public elevations of the station.

Associated services, fixings and penetrations will be kept to the minimum reasonably necessary and coordinated to minimise intervention into the existing building fabric.

10. HERITAGE CONSIDERATIONS

The design has been developed with particular regard to the Grade I listed status of Huddersfield Railway Station.

The proposed works are concentrated within an existing commercial and passenger area and will not alter the overall architectural form, massing or principal external composition of the station.

The design seeks to retain existing building fabric wherever practicable.

In particular:

Existing ceiling coving will remain untouched.
Existing ceilings will be retained.
Existing skirting boards will be retained wherever practicable and matched where localised replacement is necessary.
Original timber doors will remain in place.
Existing openings will be reused wherever possible.
New glazed elements will be inserted within existing openings.
New construction within the former opening will be set back from the existing wall line.
External mechanical equipment will be located within the covered walkway and away from the principal station frontage.

The most significant intervention is the removal of the internal wall between the existing newsagents and waiting area.

The construction and significance of this wall will be considered in greater detail within the accompanying Heritage Statement. The structural requirements will also be determined before work commences so that any intervention is limited to that reasonably necessary.

The overall design represents a relatively lightweight commercial intervention which allows the continued active use of part of the listed building whilst retaining the principal architectural features which contribute to its character.

A separate Heritage Statement will provide a more detailed assessment of significance, impact and justification for the proposed works.

11. ACCESS

Existing Access Arrangements

The established customer entrances serving the premises will be retained, with the principal existing entrance from the platform continuing to provide access to the Costa Coffee.

The proposals do not require the formation of a new external entrance through the historic station fabric.

Inclusive Access

The removal of the internal dividing wall will create a more open customer environment and improve circulation between the existing retail and waiting areas.

GIA – Architecture, Interior Design and Project Management
GIA Ltd, 3 Foxoak Park, Common Road, Dunnington, York YO19 5RZ
t 01904 481480 **f** 01904 486730 **e** design@gia.co.uk **w** www.gia.co.uk

Incorporated in England
Registration number 2784136

The existing floor levels are uneven in places. As part of the proposed works, localised floor regrading will therefore be undertaken.

The builders' works drawing requires any remaining slopes to be no steeper than 1:21 and proposes balustrades where required.

The new double-door arrangement will provide a clear and readily identifiable entrance into the customer area.

The proposed glazed doors and screens will incorporate appropriate safety glazing and manifestation.

The layout will be developed to maintain suitable circulation around the customer seating, counter and principal access routes and will comply with the relevant accessibility requirements of the Building Regulations.

12. SUSTAINABILITY

The proposals represent the continued use and adaptation of existing accommodation within Huddersfield Railway Station.

No new extension or additional building footprint is required.

The retention and reuse of the existing building envelope, ceilings, doors, joinery and other building elements reduces unnecessary demolition and replacement.

The proposed development therefore supports:

Continued occupation and active use of the listed building.
Retention and reuse of existing building fabric.
Reduction in unnecessary demolition waste.
Efficient use of an existing commercial unit.
Continued investment in the maintenance and use of the heritage asset.

Modern energy-efficient lighting and equipment will be utilised where appropriate as part of the refurbishment.

13. CONCLUSION

The proposed development comprises the sensitive refurbishment and reconfiguration of the existing newsagents and adjoining waiting area at Huddersfield Railway Station to form a new Costa Coffee outlet.

The proposals are contained entirely within the existing station building and do not alter its overall scale, massing or principal architectural composition.

The design has been developed to minimise intervention into the Grade I Listed Building and retain existing architectural features wherever practicable.

Existing ceilings and coving will be retained, existing skirting and original timber doors will remain wherever possible and existing openings will be reused rather than unnecessarily replaced or removed.

The removal of the dividing wall will allow the existing retail and waiting areas to operate as a single coherent customer space and will improve circulation and usability within the premises.

External interventions are limited to carefully considered signage and the installation of two condenser units within the covered walkway, where they will be largely screened from public view and will not adversely affect the operation of the existing escape route.

The proposals will enable the continued active commercial use of this part of Huddersfield Railway Station whilst respecting its special architectural and historic interest.

The detailed heritage significance of the station and the impact and justification of the individual proposed interventions will be considered within the accompanying Heritage Statement.

GIA – Architecture, Interior Design and Project Management
GIA Ltd, 3 Foxoak Park, Common Road, Dunnington, York YO19 5RZ
t 01904 481480 **f** 01904 486730 **e** design@gia.co.uk **w** www.gia.co.uk

Incorporated in England
Registration number 2784136

Accordingly, the proposals are considered to provide an appropriate and sensitive alteration to the existing listed building, and Listed Building Consent is respectfully sought.

GIA – Architecture, Interior Design and Project Management
GIA Ltd, 3 Foxoak Park, Common Road, Dunnington, York YO19 5RZ
t 01904 481480 **f** 01904 486730 **e** design@gia.co.uk **w** www.gia.co.uk

Incorporated in England
Registration number 2784136