

DESIGN AND ACCESS STATEMENT

Proposed Installation of Fire Alarm System

11 Devonshire Street, Huddersfield, HD1 3TR

Prepared in Support of a Listed Building Consent Application

Date: October 2026

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for the installation of a communal fire alarm system at 11 Devonshire Street, Huddersfield, HD1 3TR.

The proposed works are intended to improve fire safety within the building and address recommendations identified through fire risk assessment processes. The proposal has been developed to ensure an appropriate balance between meeting modern fire safety requirements and preserving the special architectural and historic interest of the listed building.

2. Site and Building Description

The property is a listed residential building located on Devonshire Street in Huddersfield.

The building forms part of the historic character of the surrounding area and derives its significance from its age, architectural features, historic fabric and contribution to the local streetscape.

The proposed works are limited in scope and are focused solely on the provision of fire alarm infrastructure required for the protection of residents.

3. Proposed Development

The proposed development comprises:

- Installation of a communal fire alarm system.
- Installation of associated fire alarm cabling and equipment.
- Use of existing routes and service positions wherever practicable.
- Limited surface-mounted cabling and trunking where necessary to achieve a compliant installation.
- Minor fixing works associated with the installation of the fire alarm system.

No structural alterations, demolition works, extensions, changes of use or alterations to the overall layout of the building are proposed.

4. Design Principles

The design has been developed to minimise any impact upon the character and appearance of the listed building.

The routing of cables has been carefully considered and, wherever reasonably practicable, existing routes and less prominent locations will be utilised to reduce visual impact.

Where external trunking is required, the extent of the installation has been kept to the minimum necessary to provide a safe and effective fire alarm system. The proposed works are reversible and could be removed in the future without causing significant harm to the historic fabric of the building.

The proposal has been designed to preserve the building's heritage significance whilst providing an appropriate level of fire protection for residents.

5. Impact on the Listed Building

The proposed works will have a very limited impact on the special architectural and historic interest of the building.

The installation does not require the removal of significant historic fabric and does not affect the overall form, scale or character of the property.

Any visible cabling or trunking will be restricted to the minimum extent necessary and positioned as discreetly as possible. As a result, the proposals are considered to result in less than substantial harm to the significance of the designated heritage asset.

The works will provide important life-safety benefits while retaining the character and appearance of the building.

6. Access Considerations

The proposal does not alter existing access arrangements to the building.

All entrances, exits, communal circulation spaces and means of escape will remain unaffected by the development. The installation will improve fire safety for residents through enhanced fire detection and warning.

The system will be capable of routine inspection, testing and maintenance without requiring further alterations to the historic fabric of the building.

The proposal therefore maintains existing accessibility arrangements whilst delivering improvements to resident safety.

7. Conclusion

The proposed fire alarm installation is a proportionate and sensitive response to identified fire safety requirements.

The design has been developed to minimise visual and physical impact upon the listed building whilst providing an effective fire alarm system for the protection of residents.

The works are limited in scale, largely reversible and do not adversely affect the special architectural or historic interest of the property. Accordingly, the proposal is considered appropriate and respectfully submitted in support of the accompanying application for Listed Building Consent.

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