



Mytholmroyd Station Building
Proposed renovation for Community use
20 October 2013



Amended – January 2017

1. Objective

- 11 The station building is a prominent feature of a main thoroughfare of the village and despite efforts by the **Station Partnership** and local schools, has become a disused eyesore, which over the last 30 years has attracted the attention of pigeons, vermin and vandals.
- 12 There is constant demand from the local community for something to be done.
- 13 So, a community-led restoration project of this fine station building is proposed that will not alter the structure internally or externally beyond making it safe and habitable.
- 14 The project will enhance the street-scene with an amenity run by the community, for the community with the possibility of additional benefits for users of the railway services.**

2 Present Description & Scope

- 21 The station building was built in stages from 1874. It was closed to the public around the mid-1980s when new platforms were built in 1991. The internal state of the building is **extremely dangerous** after 30 years of exposure to leaking roof and pigeons and other vermin.
- 22 The building was re-roofed by Network Rail in 2010-11.



2.3 The platform canopy, may possibly require attention before or during any renovation and could include a large (rentable) glass-enclosed space similar to Halifax station..

3. Interior



3.1 The building encases a stone staircase which has Listed Grade II status.

3.2 From the street the booking hall comprises of the booking office with original window and grill and two further rooms.

3.3 On the far left is the start of the staircase up to a landing. One route went straight ahead under a subway to



the Up (Manchester) platform. The other route was up the stairs to the right, past two rooms and the Station Master office and onto the Down (Leeds) platform. There were three waiting rooms and a general store room on the second floor at platform level.

4. The Approach

4.1 Network Rail (the owners) has plans to restore the disused station building for possible non-commercial use.

4.2 Northern Rail (train operating company) will consider assistance to refurbish the restored building for community use.

4.3 Grants towards re-furbishing the interior for community use may be available from Railway, Architectural and other heritage agencies.

The involvement of the local community will be crucial.

7 Evaluation

- 7.1 At present, many artists in the area have studios in converted mill premises. As the housing/self-storage market becomes buoyant, the landlords are likely to review the viability of the studios which will be an unsettling factor for the artists involved. It should be noted however that it is normal for Network Rail to include in their Lease a six-month termination clause (by either party).
- 7.2 A long-term lease will be an attractive feature of the station building studios and it is envisaged that there will be sufficient demand from local artists.
- 7.3 It is anticipated that the income generated may cover normal running costs of the building. The project has to be viable year-on-year and not depend on any form of subsidy or revenue grants.**
- 7.4 The attraction of having a studio within walking distance will preclude the requirement for long-term parking facilities. Access to public transport (bus and train) are immediately adjacent to the building.***

8 Product – Service & Marketplace

- 8.1 The building is in a Conservation Area and it is envisaged that as many of the original features will be retained as possible. This will depend on the actual condition of the structures rather than the Plans outlined here.
- 8.2 **Hours of opening** will depend on the individual artist workload.
- 8.3 The features on the Booking Office are to be retained.
- 8.4 The Stationmaster Office and potentially two other rooms on the first floor would be Studios with a further three units and storage space/toilet on the top floor.
- 8.4 It is not envisaged (at this time of writing) for safety reasons that there will be any access to the operational platform (70 mph trains).
- 8.5 The fire escapes will be at the side and the location of this and other emergency exits will to be determined by the railway and fire authorities.
- 8.6 There will be access to running hot and cold water and high-speed internet to all the principal rooms.

- 8.7 A unisex, disabled access toilet will be provided on the ground floor.
- 8.8 Any requirement for a lift to the private studios/rooms will be established during the feasibility study and with due regard to Listed Building status of the whole structure.
- 8.9 It is not envisaged there will be any restriction on opening hours, but would expect Conditions imposed with regard to any potential noise in view of the proximity of residences.

9 Organisation

- 9.1 An independent constituted organisation will be formed from interested parties within the local community, which will be the principal link with the owners regarding the lease and monthly rentals etc.
- 9.2 **Units will be on a 'used' basis administered within the community group and will not be sub-let.**
- 9.3 Depending on how the building is renovated, a Project Manager may have to be appointed during the work period..
- 9.4 It is not envisaged that there will be full-time employees – although since the 2016 floods, the opportunity for joint facility management with the proposed new Community Centre may become a possibility.
- 9.5 **Revenue grants/support to cover running costs are not being considered. The project must be viable year-on-year.**
- 9.6 Based on the increased attraction of the area for creative artists, it is not envisaged there will be a problem with utilising the spaces.

10. Station Car Park

- 10.1 West Yorkshire Combined Authority has approved this project – for 203 car park spaces in the former goods yard at the top of the Access Road
- 10.2 At time of writing, awaiting contracts and work is expected in the near future.
- 10.3...Possibility that parking will not be allowed on the existing Access Road when the purpose-built station car park is available.