

House change of use

Until only recently, the Club House formed part of the main venue and as such the electrics, fire and intruder alarms are common to both. Roxy Ballroom (Roxy) held the lease to the venue prior to assigning it to Hellfire Entertainment Ltd (HEL).

Roxy is a successful chain, however, the Huddersfield venue was losing significant amounts of money, as had other chains previously trading from the same venue. As a cost cutting exercise and an attempt to increase revenue, Roxy determined they no longer had a use for the house in connection with the functions of the main licenced premises and therefore let the house as residential accommodation.

It is HEL's opinion that this was totally unsatisfactory due to several facts: the building is old, with poor sound proofing resulting in constant noise and disturbance from the daily operation of the licenced venue and the commercial setting in which it sits; the garden area was split into two, one part remaining directly accessible from the main venue, the other, whilst remaining connected via a fire door, being used by the tenants of the house, however, the tenants area was subject to a abuse by the main venues guests who regularly opened the fire doors and entered the tenants garden, causing unrest, invasion of privacy and at times mayhem; Logistically, the external fire exit had to remain in position and this runs from the main venues garden through the house garden and under the bedrooms, which has resulted in guests occupying and abusing the house garden area at all times of the day and night.

The integrated design forming part of the house infrastructure was inaccessible during normal day to day operations, which resulted in such things as the loss of safety lighting, motion sensors and fire alarms being triggered, causing untold problems.

As a consequence, when the existing tenants vacated the premises, HEL determined not to continue using the house as rented accommodation but instead to use it as a more fitting commercial property.

Features and benefits of change from domestic dwelling to commercial premises

A quick review of the area in which the Club House resides shows the Queensgate shopping centre, Warehouse Pub, Showtime Bar, Brewdog Pub and a disused Chicken shop currently under refurbishment for commercial use (purportedly a Greek restaurant). In short this, the last remaining residential house, is now the odd one out on the street landscape.

The house façade, on what is now the place of worship situated directly next door to and which once matched the façade of 24 Zetland Street has, with all due respect, been altered unsympathetically to its historical heritage. See images in Appendix 3, p's 21 & 22.

Perceived loss

1. Potential loss of accommodation for a small family or students, estimated at 3 to 5 people maximum.

This perceived loss is countered by the facts that:-

2. There are many other offerings in and around the Huddersfield area significantly more suited to easily accommodate the potential loss of a 3 to 5 maximum capacity property;

3. A far greater number than 3 to 5 will both be employed and entertained within the new Club House;
4. The immediately surrounding area has changed significantly since when the house was first built two centuries ago. Specifically, the area now comprises exclusively of commercial property, mainly in the licensed public house sector, but also including the house next door, now converted exclusively to a house of worship and a shopping complex, destined for further improvements and extensions, therein increasing its commercial setting.
5. The Club House was the only remaining property that physically had people living in it and the nature of the commercial environment was such that the resultant noise and foot traffic was not conducive to a satisfactory living environment; HEL's investigations showing that in order to remove the problems caused by the noise and other such negative factors would be costly, complex and most probably unattainable.
6. In short, changing the class of use from domestic to commercial appears to be the best use of the building i.e.:
7. The buildings change of use brings both the building and the area into harmony.