January, 2023

PLANNING, DESIGN & ACCESS STATEMENT

ERECTION OF COMMUNITY SPORTS COMPLEX AT HILLHOUSE BOWLING CLUB, KING CLIFFE ROAD, BIRKBY.

Job 2801

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CONTENTS

		PAGE NO
	CONTENTS …….…….....	2
1.	INTRODUCTION ……..…….……	3
2.	DESIGN SOLUTION ……..……	4
3.	ACCESS ……..……	6
4.	PLANNING POLICY ASSESSMENT ……..……	6
5.	CONCLUSION ……..……...	8

SECTION 1: INTRODUCTION

1. This statement has been prepared to support a planning application for the erection of a community sports complex on King Cliffe Road, Birkby.

2. This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding areas.

3. The aims of the statement are to ensure design is integral to the creation of new developments; this further reinforces guidance contained within the National Planning Policy Framework.

4. The content of the design element of the statement demonstrates how the physical characteristics of the scheme have been influenced by a thorough process, which includes
    - Assessment
    - Involvement
    - Evaluation
    - Design

5. The statement will also address the following factors
    - **Use**: What the land and buildings will be used for.
    - **Amount:** How much development can the site accommodate
    - **Layout:** How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.
    - **Scale:** How big the buildings and spaces will be, specifically their height, width and length.
    - **Appearance:** What the building and spaces will look like, for example building materials and architectural details.
    - **Landscaping:** How open spaces will be treated to enhance and protect the character of the local area

6. The access element of the statement must include two aspects of access to the development:
    - **Vehicular and transport links**: Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
    - **Inclusive access:** How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

SECTION 2: DESIGN SOLUTION

Context

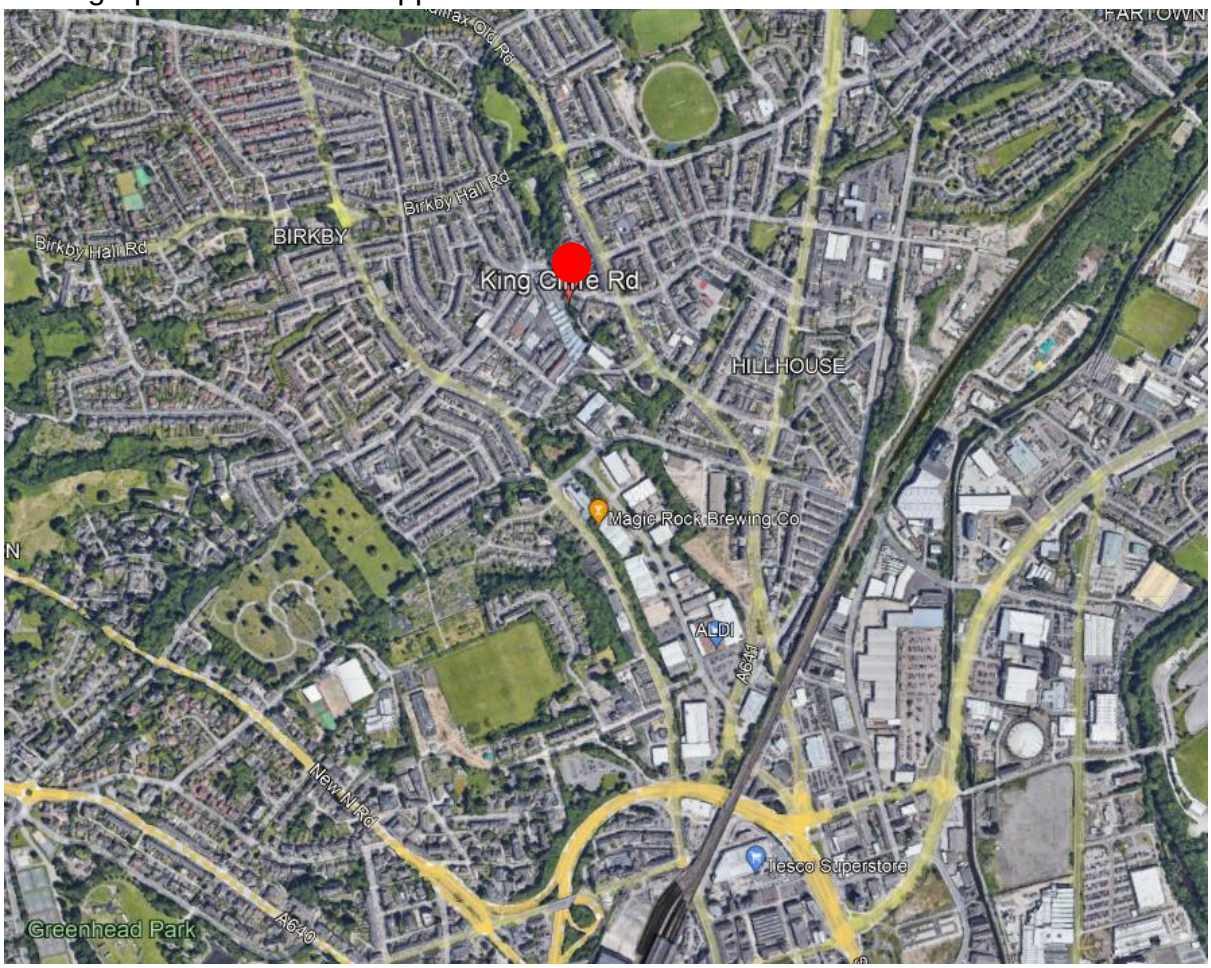
7. The site comprises a disused bowling club with associated bar and function room. The former bowling green forms the largest part of the site but has not been used for at least six years. The associated bar is also not used, but the function room is occasionally rented out for community uses but is not the efficient use of the site.

8. The bowling green is unused, and unkempt, and detracts from the character of the area.

Location

9. The site is located in Birkby, which is part of the wider urban area of Huddersfield. The site is approximately 1km to the north of Huddersfield Town Centre.

Photograph 1: Location of application site.



10. The site sits within a predominantly high density residential area, with terraced properties that front Halifax Old Road to the east. To the north of the site are small industrial units, beyond which is Norman Park, which includes a hard surfaced games area.

11. To the north-west are more high density residential terraced houses around Norman Road and Crescent Road and to the south-west is a defined area of industrial buildings.

12. Whilst the site is within walking distance from Huddersfield Town Centre, it is well served by public transport with a bus service running to Huddersfield Town Centre, which runs along Birkby Hall Road approximately 180m to the north of the site.

Design Proposal

13. The existing building comprises a single storey red brick building with blue slate roof.

14. The proposal seeks to refurbish the existing buildings and the erection of a new portal framed building on the former bowling green.

15. The proposed development will be of modern construction with black panels for its walls and black pitched roof.

16. The proposed community sports complex will include two squash courts, a gym, two large covered pitches, which can combine to make a larger pitch, and an indoor cricket lane. There will be changing facilities, and a kitchen and refreshments area/café.

17. A full set of drawings with details of the proposed development accompany this planning application.

Amount

18. The proposed building footprint is circa 2,050 sq. m.

Layout

19. A proposed site layout plan is provided in the application documentation.

Scale

20. The proposed development includes the existing building and comprises a new single story building on the former bowling green. The building will be of similar height to the surrounding dwellings and the industrial units in the wider area.

Appearance

21. The proposed building has been designed to blend in with its surroundings. With a combination of refurbishment of the existing buildings and a new large building which will be of similar modern construction to the industrial units in the area.

Landscaping

22. No landscaping is proposed for the development.

Sustainability

23. The detailed design of the proposed development seeks to be environmentally sustainable from the outset and the scheme will be constructed to Building Regulation standards ensuring a highly energy efficient scheme.

Designing out Crime

24. Security for the proposal has been considered against the recommendations of 'security by design'. Entrances are visible, frequent and accessible along the street to promote activity, interaction and natural surveillance.

SECTION 3: ACCESS

25. Access to the site will remain unchanged from Jack Hill, that runs parallel to Halifax Old Road.

26. The proposal includes parking for 7 cars, whereas the current/previous use of the site as a bowling club has no parking on site. The site is in a sustainable location with a large community being within walking distance of the proposed complex. Access to the site can also be via public transport, with a bus service to and from Huddersfield Town Centre running along Birkby Hall Road to the north of the site.

SECTION 4: PLANNING POLICY ASSESSMENT

National Planning Policy Framework

27. The NPPF refers to the importance of recreational facilities (paragraph 93).

"To provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:

a) *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, **sports venues**, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; (**My emphasis**)*

28. Paragraph 98 then continues by explaining:

"*Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities*".

Kirklees Local Plan

29. The Kirklees Local Plan explains in paragraph 17.1 "*National Planning Policy Framework recognises the importance of promoting healthy communities and the role the Local Plan can play in creating healthy, inclusive communities."*

30. Paragraph 17.12 explains *"Additionally, people need to be able to access a choice of facilities and activities to suit their needs which enable them to keep fit and well, both physically and mentally*"

31. Policy LP47 *Healthy, active and safe lifestyles*, then states:

"*The council will, with its partners, create an environment which supports healthy, active and safe communities and reduces inequality.*

Healthy, active and safe lifestyles will be enabled by:

a) facilitating access to a range of high quality, well maintained and accessible open spaces and play, sports, leisure and cultural facilities;"

32. The Local plan provides further justification for this policy in paragraph 17.7 by stating "*The availability of a variety of high quality and accessible open spaces and play, sports and leisure and cultural facilities is vital to enabling opportunities for personal and community improved health and well-being*."

33. Policy LP50 Sport and physical activity then states:

"The council will seek to protect, enhance and support new and existing open spaces, outdoor and indoor sport and leisure facilities where appropriate".

"Support will be given to proposals which expand and enhance the range of indoor leisure facilities on offer in the district, provided this does not conflict with other Local Plan policies."

Assessment

34. Both the National Planning Policy Framework and the Council's Local Plan promote Healthy and Active Lifestyles and state that support should be given for facilities that provide new indoor sports facilities.

35. The proposed development replaces a disused sports club by providing a new community sports complex that provides a range of facilities for different sporting activities. Whereas the previous bowling club was a private members club, the proposed facilities will be available for all members of the local community.

36. The proposed development provides much needed sports facilities when Council funded sports facilities are being closed, for example the sports centre at Royds Hall is no longer available for members of the public, which includes two squash courts, and Slaithwaite swimming baths has closed, albeit on a temporary basis, but there are no certainties that it will open again.

37. The applicant is a keen sportsman and understands the benefits that sports, and an active lifestyle has on people's health and wellbeing, and is eager to provide a facility that improves the quality of life for the local population

38. Whilst the proposed development comprises a large building in a residential area, the building reflects the height of the surrounding buildings and is of similar scale and massing to large industrial units in the area.

39. The site is constrained and where possible on-site parking has been provided. The proposed development provides more on-site parking than was previously provided with the bowling club, and it is expected a large number of people using the facility will be able to walk or travel by public transport.

SECTION 5: CONCLUSION

40. The proposed development provides an indoor sports facility that can be used by all members of the community. It provides a new facility at a time where new investment in community sports facilities is limited and some existing facilities are closing.

41. The proposed development will provide a valuable community facility on a site that is no longer used and is falling into disrepair. The proposed development provides an efficient and effective use of a derelict site.

42. The proposed development accords with the Kirklees Local Plan and the National Planning Policy Framework and in accordance with the NPPF.