



ARCHITECTS & INTERIOR DESIGNERS

Date: February 2024

Community Facilities Statement

Project: Renewal of previous planning permission 2017/62/91618/W.
Change of use and erection of extension and alterations to former club /
pub to form 6 apartments.

Job No. 3583

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The application site relates to a corner plot which lies at the junction of New Road and St John's Avenue in Kirkheaton. The site accommodates a two storey stone building facing New Road with a small amenity area bound by a stone wall along this road frontage. To the side (south east), along St John's Avenue, is an open forecourt area, currently used for parking of vehicles and storage of bins. The single storey rendered extension on this side provides entrance to the host building and large single storey flat roofed extension to the rear. The last known use/name of the building was as the Kirkheaton Liberal club.

Approximately 11 years ago the applicant purchased the property from the trustees of the former Liberal Club. Until the end of September 2016 it was let as a public house (The Yorkshireman) but has since remained vacant. The property has in the past been a community asset in its former role as a Liberal Club and more recently as a public house, but times have changed. Such uses are no longer viable. Nearby 2 No. public houses remain (The Yetton Cask and Spangled Bull). Further afield are the Blacksmith's Arms and Cricket Club which also serve the village. Any decision to re-open the premises as a public house will inevitably divert trade from those that remain. With respect to the loss of a community facility, the property has been redundant for almost 8 years, and does not currently serve the needs of the local community.

This application seeks to renew the most recent permission (2017/62/91618/W), which was granted in April 2018. The proposals are to demolish the existing single storey rear and side (rendered) extensions, and erect a two storey rear extension along with internal alterations and change of use to form 6 apartments. At ground floor the proposals would provide 3 apartments, one of which would have two bedrooms the others one bedroom each. At the first floor a further 3 apartments would be formed, again one of which would have two bedrooms and the others would have one. Externally, the proposals would provide eight car park spaces along the southern boundary, bin storage and communal garden areas for the proposed apartments. A two metre fence is also proposed on the northern boundary shared with no. 16 New Road.

The conversion of the existing building, on this prominent site on two road frontages would provide a wider benefit to the character and appearance of the local area by bringing the building in to a long term viable use, where it is more likely the building would be maintained on a regular basis over time. The principle of the loss of this community facility is therefore in accordance with the requirements of Section 8 of the NPPF and policy 48 of the draft Local Plan.