



DESIGN & ACCESS STATEMENT

Change of use from Class B2 Industrial unit to Class E(d) Indoor sport & recreation (cricket coaching facility).

at:

50-52 Herbert Brown House
Whiteley Street
Milnsbridge
Huddersfield
HD3 4LT

for:

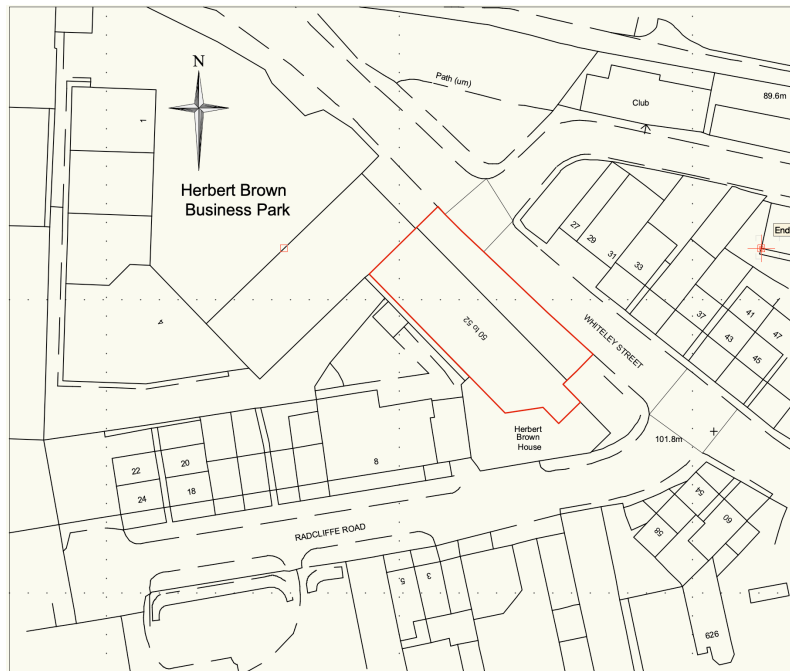
Mr George Sommerville (Sixers Cricket Coaching)

date:

January 2024

Introduction

This Design & Access Statement has been prepared in respect of the planning application for change of use of an existing industrial building to Class E(d) sport & recreation (cricket coaching facility). The building lies within the Milnsbridge Conservation Area, as shown below.



Site location

Existing & Proposed Use

The proposals relate to an existing industrial building, currently not in use. The applicant's run a cricket coaching academy and are looking for suitable indoor premises, to be able to provide an all-year-round coaching facility. The building is on two storeys and, with some minor internal alterations, will be highly suitable for the proposed use. The maximum occupancy at any one time will be around 20 -25 people (coaches & players). Playing group ages will vary, with younger age groups being particularly catered for.

The Governments 2023 Department for Culture, Media & Sport initiative "Get Active" strategy promotes participation in sport for all ages, providing benefits for physical and mental wellbeing, as well as individual, social & community development. The proposal will provide opportunity to benefit from all of these, in this locality and beyond, particularly for younger people.

Design, Appearance and Layout

Minimal alterations to the existing building are proposed, which are principally internal, to provide the required functional spaces and to accord with the requirements of Kirklees Building Control.

Scale

The scale of the proposal is entirely governed by the existing building. The accommodation is on two floors as shown. The total combined internal floor area on the two floors is 733m².

Landscaping

The existing parking area to the front of the building is concrete surfaced and will be retained, to provide parking for motor cars, motorcycles and bicycles. Steel Sheffield stands are to be installed for motorcycle & bicycle security, as shown.

Access

The existing main front entrance to the building at ground floor has a level access and will be retained. A new Accessible WC will be provided at this level, for use by all, in accordance with Approved Document M of the Building Regulations.

Sustainability & Transport

The premises are in a highly sustainable location, with excellent public transport links. The premises are a two-minute walking distance from Manchester Road, and there are bus stops at the junction of Whiteley Street/Manchester Road in both directions, Huddersfield town centre to the east and the Colne Valley townships to the west.



Whiteley Street/Manchester Road junction

Heritage

Whilst the building lies within the Milnsbridge Conservation Area, the nature of the building and the minor alterations proposed will not be detrimental to the setting of the designated heritage asset (the Conservation area).

A. Stead
ADP Architecture and Design Ltd