

**Design & Access Statement in support of
Planning Application for Change of Use from
Fabric Manufacturing & Roof Extension to form 2No. Retail Units
and Children’s Day Nursery at
Park House, Brooke Street, Cleckheaton BD19 3RY
For The Willow SSAS 28/07/25**

INTRODUCTION

This Design and Access statement is in support of a Full Planning Application for the change of use of the existing Uniform fabric manufacturer at Park house Brooke Street, Cleckheaton to form 2 No. Retail Units and a Children’s Day Nursery. The application is submitted on behalf of The Willow SSAS.

EXISTING

The application site is in a prominent position within Cleckheaton Town Centre.

The property consists of essentially 3 linked buildings. The most Northerly is a single storey property built with stone and rendered walls with a profiled fibre cement roof on metal trusses. This section of the property is served directly off St Johns Place and fronts the Town Centre Car Park. Attached to the South is a further stone constructed building with fine stone arched windows and a blue slate pitched roof with exposed timber trusses, to the East of this is a more modern 2 storey shallow profiled metal pitched roof above stone faced falls. The rear section of the property is accessed from Brooke Street and includes a walled car park area.

The property has operated as a Uniform fabric manufacturer and distributor – Lingcroft Associates Limited and has been operating on this site for many years. The property has recently been acquired by the applicant who also owns the adjoining Willow House property and the existing business is re locating.

Due to the sites Town Centre location the site benefits from excellent public transport links and the adjoining pay and display car park.

The property is not Listed and is not located within a Conservation Area.

There is an existing Grade 2 Listed Warehouse and former textile building C1800 located to the West on St Johns Place.

PLANNING HISTORY

Applications

- Erection of first floor extension

Ref. No: 2015/62/93333/E | Status: Application Approved

PROPOSALS

The proposals are to have 2 elements to them.

2No. Retail Units

This relates to the building to the North off St Johns Place with the proposal being to subdivide the building, extend and replace the roof by approximately 1.5m higher forming 2 ground floor retail units with office space above on the first floor.

The increased height roof will have a natural blue slate covering. The walls will be in natural coursed stone to the front with the other elevations in painted render to match existing.

The units will have a new shop front with anthracite grey windows and doors with white painted timber plinth, pilaster, signage and stall riser.

It is considered that as the building is located within the town centre directly facing the pay and display car park this would provide a welcome addition to the town centre retail offering.

The proposed opening times for the Retail Units will be:
08:00 to 20:00 Seven days a week.

Children's Day Nursery

This relates to the Southernmost buildings located off Brooke Street with the proposal being to lower the floor of the existing building by approx. 570mm which will allow the formation of a first floor. The existing feature windows will be re instated / altered with cills lowered with anthracite grey UPVC windows. The building fabric is to remain. The adjoining more recent building is to be retained with a shallow mono pitch roof. With new arched windows and entrance door inserted to replace the existing roller shutters.

The existing Tarmac surfaced car park and vehicular entrance is to remain and will provide parking for 13No. Cars (including 2 spaces suitable for disabled visitors.)

A small outdoor safe play area is to be formed in front of the building which will have a recycled rubber soft play surface and recycled plastic multi coloured fencing 1.2m high.

The businesses are not intended to provide competition to existing businesses in the area but are to provide something different for the benefit of local people.

Local Suppliers will be used for consumable products where possible.

It is considered the proposal can only have a positive effect on the vitality of the area, showing that investment is being made which will hopefully have a knock on effect and encourage other small businesses to locate here.

The client intends to invest substantially with full internal and external refurbishment.

The proposed opening times for the Day Nursery will be:
07:00 to 19:00 Seven days a week.

Deliveries will be on a booked time slot basis where possible out of the busiest traffic hours.

Refuse will be taken out on a daily basis with general rubbish taken to the tip and bottles and recyclable waste taken to the bottle bank / recycling within the area. The Day Nursery will have a small external bin store to the East of the buildings.

ACCESS

The properties will provide level access ramps suitable for wheelchair users.

The Day Nursery will have an internal platform lift suitable for disabled persons to allow access to all the ground floor area.

TRANSPORT / PARKING

Retail Units – will have 2 tandem spaces directly in front of the property along St Johns Place. Pay and display car parking opposite.

Children's Day Nursery - 13No. Cars (including 2 spaces suitable for disabled visitors.)
Plus unrestricted on street parking along Brooke Street.

The properties are located within Cleckheaton Town centre and as such have excellent public transport provision via buses and most customers will be local, it is not considered there will be a negative impact on highways safety.

BIO DIVERSITY

Development is below a de minimis threshold, this exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres of non-priority onsite habitat or 5m for non-priority onsite linear habitats.

The site contains no trees, shrubs or grassed areas that are to be lost and as such it is considered that there would be no requirement for BNG.

FLOOR AREAS

Existing

Ground Floor 222m.sq. (Northern Unit)

Ground Floor 205m.sq. (Southern Unit)

Total 427m.sq.

Proposed

Unit1 - Ground Floor Unit 110m.sq. First Floor 110m.sq. **Total** 220m.sq.

Unit2 - Ground Floor Unit 110m.sq. First Floor 110m.sq. **Total** 220m.sq.

Day Nursery - Ground Floor 204m.sq. First Floor 110m.sq. **Total** 314m.sq.

Total 754m.sq.

Red Line Boundary 1186m.sq

PHOTO RECORD



Fig.1. North Elevation



Fig.2. North / East Elevation



Fig.3. North Elevation



Fig.4. Interior View



Fig.5. South Elevation



Fig.6. South Elevation



Fig.7. South / East Elevation



Fig.8. Car Park