

DESIGN AND ACCESS STATEMENT

Camtex House
Gomersal



ARCHITECTURE

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1. Introduction

This Design and Access Statement (DAS), incorporating relevant Kirklees Local Plan policies and a Transport Statement, supports a planning application to convert **Camtex House**, Gomersal, from an industrial unit to a **leisure facility**. The proposal aims to provide a high-quality community and fitness/leisure destination while improving the appearance, environmental performance and accessibility of the existing building.

2. Site and Surrounding Context

2.1 Site Location

Camtex House is situated within Gomersal in the Kirklees District, accessible from the local highway network and in proximity to residential areas, employment uses and local services.

2.2 Existing Building

The building comprises:

- Large-span industrial floorspace
- Ancillary office space
- Brick and cladding construction
- Existing parking yard and service areas

It is currently under-utilised.

This building is currently used for industrial uses has no limiting opening hours and can include manufacturing leading to loud noise potentials on the site.

The site is currently vacant after a mattress manufacturing company has ended its lease.

2.3 Surroundings

- **North/East:** Light industrial/commercial uses
- **South:** Residential properties
- **West:** Mixed use and open land

The mix of uses supports diversification of the site towards the more sympathetic use of leisure.

3. Proposed Development

3.1 Development Summary

The proposal converts the building to a **multi-purpose leisure centre**, including:

- Fitness studios
- Padel courts
- Café/refreshment zone

- Rehabilitation centre
- Meeting and reception areas
- Accessible WCs and changing
- Staff and administrative areas

3.2 External Works

- Improved cladding and façade enhancement
- External lighting upgrades
- Defined pedestrian routes and landscaping improvements

3.3 Internal Layout

- Reconfiguration to create flexible leisure rooms
- Acoustic insulation
- Upgraded ventilation/heating systems
- Accessible circulation routes

4. Kirklees Local Plan Policy Compliance

The proposal aligns with the following **Kirklees Local Plan** policies:

Policy LP1 – Presumption in Favour of Sustainable Development

The proposal reuses an existing building, revitalises an underused site and supports economic and community wellbeing.

Policy LP2 – Place Shaping

Upgrades to the building improve appearance, safety, access and environmental performance, contributing positively to the local area.

Policy LP3 – Location of New Development

Supports regeneration within an existing settlement and provides a community facility accessible to local residents.

Policy LP13 – Town Centre Uses

Although outside a designated centre, leisure uses are appropriate where accessible and do not harm town centre vitality. The proposal serves a local catchment and redevelops an existing building.

Policy LP20 – Sustainable Travel

Provision of cycle storage, accessible pedestrian routes, EV charging readiness and reduced heavy vehicle movements ensure compliance. See Transport Statement.

Policy LP21 – Highways and Access

The site has adequate existing access, acceptable anticipated trip generation and safe pedestrian routes. Improvements will enhance safety.

Policy LP22 – Parking

Parking provision is maintained and formalised, including disabled bays and cycle parking.

Policy LP24 – Design

Enhancements to façade, layout and landscaping meet design quality requirements and improve local visual amenity.

Policy LP47 – Healthy, Active and Safe Lifestyles

A leisure facility directly contributes to improved health and wellbeing within the community.

Policy LP51 – Protection and Improvement of Environmental Quality

Noise mitigation compared with existing use to protect nearby residential amenity.

Policy LP52 – Protection and Improvement of Environmental Quality (Pollution)

Modern ventilation, acoustic treatment and lighting design minimise noise and light impacts.

Policy LP56 – Facilities for Recreation and Leisure

Supports the creation of high-quality leisure services where they improve community provision and reuse existing buildings.

5. Design Justification

The design approach retains the building's functional integrity while transforming its external appearance to a contemporary leisure environment. Façade improvements, new landscaping, accessible entrances and internal reconfiguration all align with policy and community needs.

6. Access Statement

Inclusive Access

- Level access throughout ground floor
- Widened circulation spaces
- Accessible WC and changing rooms
- Tactile signage and visual contrast
- Automatic entrance doors

Vehicle and Transport Access

- Clear separation of pedestrian and vehicle routes
- Disabled parking and cycle storage
- EV charging potential
- Servicing retained at existing service point

7. Environmental and Sustainability Measures

- Reuse of existing structure reduces embodied carbon
- LED lighting and efficient HVAC
- Better performance insulation

8. Noise + Neighbouring Amenity

- New acoustic linings to protect residential areas
- No external amplified noise proposed
- Reduced HGV activity compared to previous industrial use
- Lighting designed to avoid light spill

9. Transport

9.1 Existing Transport Conditions

Highway Access

The site is accessed directly from the local highway network via existing industrial estate roads. The access is already designed to accommodate larger vehicles, so the proposed leisure use will impose no highway capacity constraints.

Public Transport

Bus services in Gomersal operate along nearby main routes, providing connections to Cleckheaton, Batley, Dewsbury and Birstall. Bus stops are within walking distance of the site, making the facility accessible to non-car users.

Walking and Cycling

The surrounding residential areas lie within a short walking and cycling catchment. Existing footpaths and street lighting support safe pedestrian movement.

9.2 Trip Generation

Previous Industrial Use

The former B2/B8 use generated:

- HGV movements
- Staff and visitor car trips
- Irregular peak times linked to deliveries
- Heavy machinery use

Proposed Leisure Use

Leisure activities generally create:

- Predictable visitor patterns
- Lower HGV demand
- Mostly car, cycle, and pedestrian trips

Leisure operations typically result in **fewer heavy vehicle movements** and comparable or reduced peak-time impacts.

Trip generation is expected to be **comparable to or lower than the former industrial operations**, particularly regarding HGV activity.

9.3 Parking Provision

The proposal incorporates:

- Marked standard parking bays
- Dedicated disabled bays (in line with LP22 requirements)
- Secure cycle racks
- EV charging readiness

The quantum of parking is sufficient for anticipated use levels.

10. Conclusion

The conversion of Camtex House into a leisure facility is consistent with Kirklees Local Plan policy objectives and offers substantial community benefit. The design improves the building's appearance, ensures full accessibility, and introduces sustainable transport and environmental measures.

The Transport Statement confirms safe and suitable access, acceptable trip generation, reduced heavy vehicle activity and compliance with parking standards.

Overall, the proposed development represents a **sustainable, policy-compliant and positive reuse** of an underutilised building in Gomersal.