

**Design & Access Statement in support of
Planning Application for Change of Use from
Fabric Manufacturing to form 2No. Retail Units, 1No. Hairdressers
/ Beauty Therapy & 2No. Vehicle Service / MOT Workshops at
Park House, Brooke Street, Cleckheaton BD19 3RY
For The Willow SSAS RevA 04/06/26**

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, 1No. Hairdressers / Beauty Therapy & 2No. Vehicle Service / MOT Workshops. 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

- CHANGE THE USE OF THE FABRIC MANUFACTURER AND ALTERATIONS TO ROOF TO FORM 2 NO GROUND FLOOR RETAIL UNITS WITH ANCILLARY OFFICE SPACE AT FIRST FLOOR AND CHILDREN'S DAY NURSERY WITH ASSOCIATED WORKS

Ref. No: 2025/62/92708/E | Status: Application Approved

PROPOSALS

The proposals are to have 2 elements to them as they essentially consist of 2 separate buildings, that fronting St Johns Place which is to form 2No. Retail Units and the building to the rear served off Brooke Street which is to form 3No. Units 1 being a Hairdressers and Beauty Therapy Salon and the other 2 being Vehicle Repair Workshops such as a Car Mechanic and an Auto Electrician.

The previous approval for 2No. Retail Units with Offices above and Day Nursery have been re considered by the applicants and they now consider that the costs for the Roof extension to the Retail Units and the Day Nursery is not economical and the Day Nursery has not gained sufficient rental interest, as such the proposals are simplified and amended as follows:

2No. Retail Units

This relates to the building to the North off St Johns Place with the proposal being to subdivide the building, the roof will not now be increased in height it will be just renewed in natural blue slate to match the adjacent properties, this will mean no 1st floor offices just separation of the building to form 2No. Retail Units.

The units will have a new shop front with anthracite grey windows and doors with grey 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.

1No. Hairdressers / Beauty Therapy Salon

This is to re use the form of the most westerly building served off Brooke Street and will not now include the formation of an additional floor by reducing floor levels.

Existing openings are to be retained with a new stair and disabled access ramp installed to provide level access. A new shop front is to be added within the existing opening with anthracite grey windows and doors with grey painted timber plinth, pilaster, signage and stall riser.

2No. Workshops

This is to re use the form of the more modern Easterly Building served off Brooke Street and will now include the addition of a first floor mezzanine level and formation of a new pitched roof with natural blue slate to match the adjacent building.

This will enable the formation of 2No. Units that will provide Car Servicing / MOT Workshop and Auto Electrician or similar use. New Steel Roller Shutter doors are to be provided.

The Workshop uses are intended to be clean, quiet and residential-friendly service / MOT center type uses falling within Planning Use Class E (g) (iii)

The existing Tarmac surfaced car park and vehicular entrance is to remain and will provide parking for 13No. Cars (including 3No. spaces suitable for disabled visitors.) Additionally 4No. Vehicles can be accommodated within the 2 workshops.

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 Hairdressers / Beauty Therapy and 2No. Workshops will be:

09:00 to 20:00 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.

A small external bin store to the East of the buildings off Brooke Street is to be provided for 3 No. Commercial bins as indicated on the plans.

ACCESS

The properties will provide level access ramps suitable for wheelchair users. to allow access to all the ground floor areas.

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.

1No. Hairdressers / Beauty Therapy Salon and 2No. Workshops

- 13No. Cars (including 3No. spaces suitable for disabled visitors.) Plus 4No. Vehicles can be accommodated within the 2 workshops. Also unrestricted on street parking is available 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.

4No. Sheffield Cycle Stands are to be provided with the Car Park

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

Retail Unit1 - Ground Floor Unit 110m.sq. **Total 110m.sq.**

Retail Unit2 - Ground Floor Unit 110m.sq. **Total 110m.sq.**

Hairdressers / Beauty Therapy Salon Unit 3 Ground Floor 108m.sq. **Total 108m.sq.**

Workshop Unit 4 Ground Floor 46m.sq. First Floor 36m.sq. **Total 82m.sq.**

Workshop Unit 5 Ground Floor 45m.sq. First Floor 35m.sq. **Total 80m.sq.**

Total 490m.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