

Design and Access Statement

Jan 2026

1.0 INTRODUCTION

This Design Statement supports the Planning Application for a replacement clubhouse at Hall Bower Playing fields, Hall Bower Ln, Huddersfield HD4 6RN.

The proposal addresses the inadequacies of the existing facilities, which lack basic amenities and standards, to meet both Sport England and the Rugby Football League (RFL) requirements. The new clubhouse will enhance the welfare, safety, and experience of club members and visitors, while also being a key part of the community, with usage of upgraded mixed use spaces.

The proposed clubhouse will sit in the same general footprint as the current building. Incorporating sustainable features, a considered design influenced by local vernacular, blending praticality and aestheic fitting for the location.

BRIEF:
The Club set out to improve and enhance the facilities at Hall Bower. To improve member experience and creating an on site home which the club has lacked for many years, to support the male and female junior and adult teams. This home will allow to club to become self sustaining allowing to drive member fees down and gain income for further ground improvements and development for players. Becoming a centre point in the community the clubhouse will allow function and multi use spaces that can be not only used by the club members but the members of
the community also. Meeting Sport england and the RFL clubhouse requirements will allow the club to push for a higher level of competition as well as welcome many more members of the community to join.



By Colin Park





2.0 SITE and CONTEXT

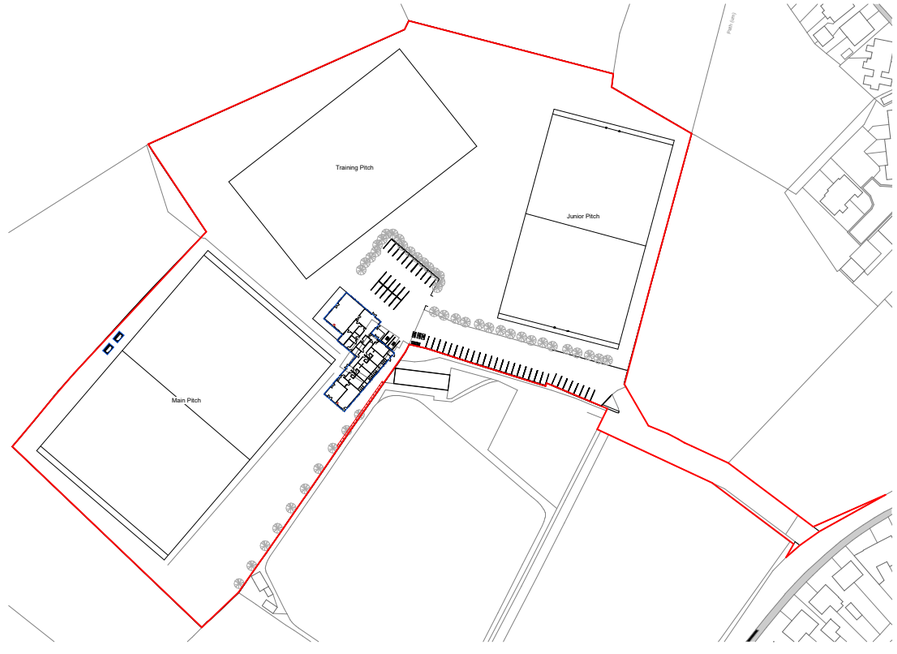
The application site is located within the existing rugby league ground and is characterised by formal sports pitches, ancillary club facilities, and areas of hardstanding and landscaping.
The wider context comprises a mix of recreational land uses with limited residential influence, making the site well suited to a clubhouse facility associated with sporting and community activities.

The club serves the local community close to the village and local schools. The boundary is surrounded by land owned by Stirley Farm which is marked as land for planting trees and landscaping which adds biodiversity to the area as well as a boundary from the site to the local housing.

The site benefits from south facing elevations and sunlight all day round. Views from castle hill is also considered, within castle hills sight lines to the design is considered and to sit within its context.







Site Plan

3.0 PLANNING BACKGROUND

Pre-application discussions were undertaken with the Local Planning Authority, during which comments were provided in relation to the scale of the building, materials, landscaping, and parking and access arrangements.
These matters have been carefully considered and addressed through revisions to the design, developed in consultation with the club committee, and are explained within this statement.

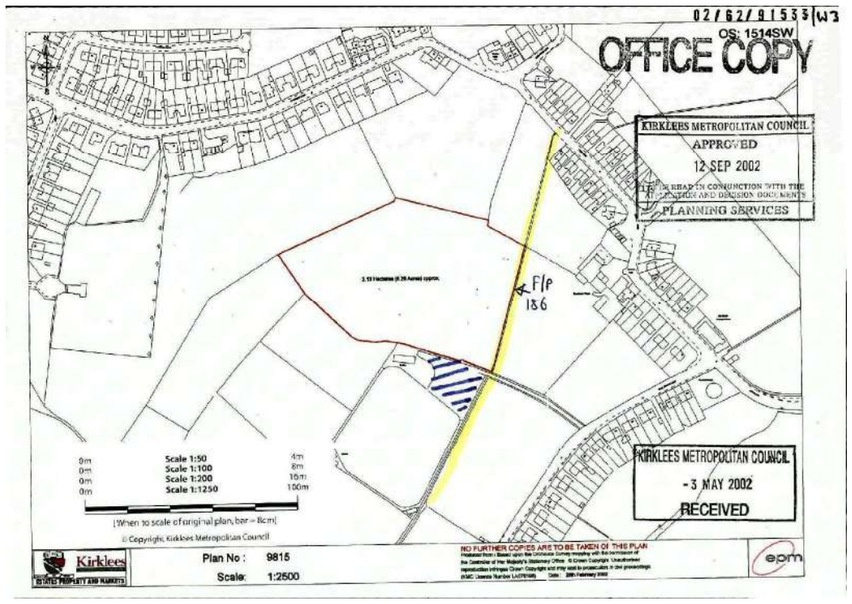
2002/91533 – Use of agricultural land for club sports pitches – Approved.

2006/94139 – Erection of a club house building, storage containers and LPG tank and car park – Approved.

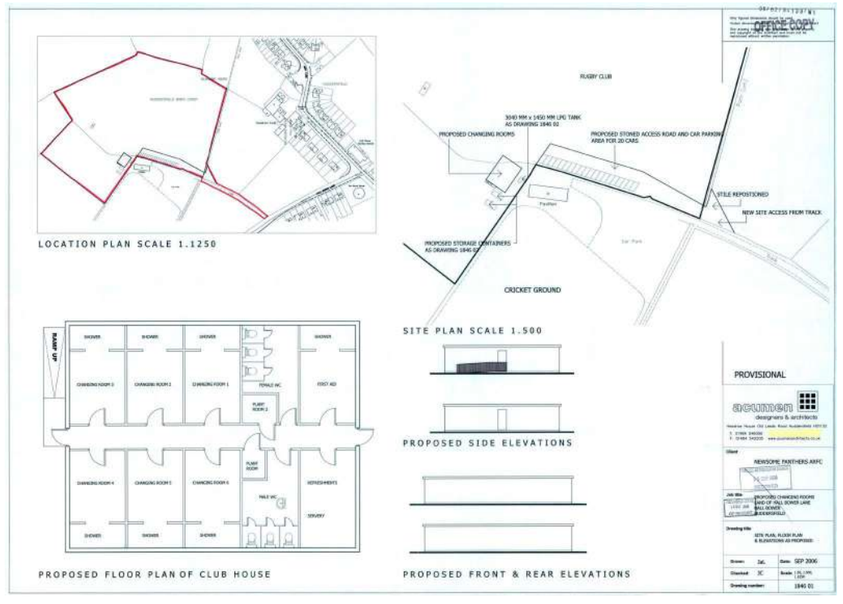
2009/92892 – Erection of 7 metre high floodlights – Approved.

2011/91177 – Erection of new pitched roof – Approved.

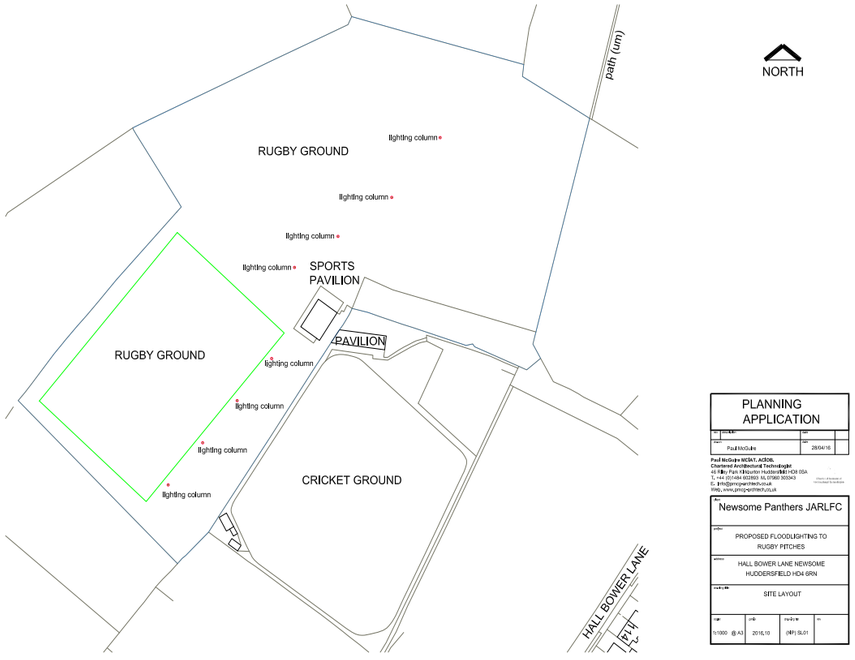
2016/91648 – Erection of 8 x 8m high lighting columns adjacent to rugby pitch and training area – Approved.



2002/91533 – Approved.



2006/94139 – Approved.



2016/91648 – Approved



Pre planning application- 2020

3.1 PLANNING BACKGROUND

The design has evolved positively in response to pre-application feedback, particularly in relation to materials, landscaping, parking provision, and access arrangements. The revised proposals address the concerns raised and demonstrate a collaborative approach between the applicant, the design team, and the club committee.

Key comments from Pre- Application:

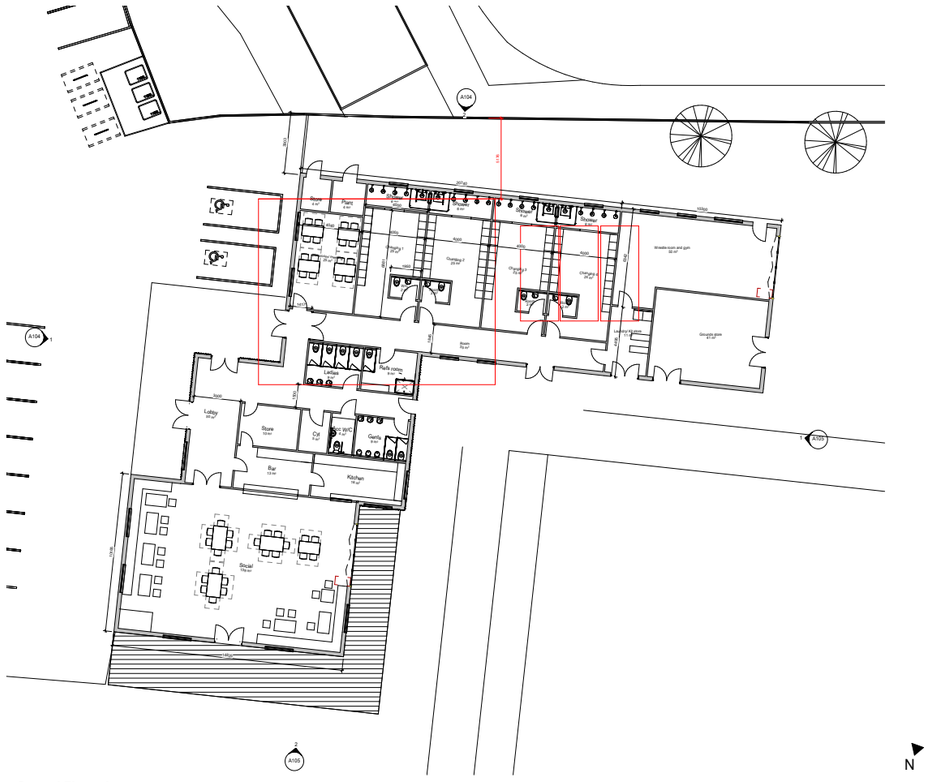
1. Consider the design / layout of the building and the proposed materials. Looking for a more “traditional” design and layout, using natural stone for the elevations.

2. Increase Biodiversity.

3. Less angular in shape.

4. Addition of different shaped windows.

5. To engage with different consultants regards access, biodiversity, heritage and sport england to aid our proposal.



Pre planning application plan- 2025



Pre planning application 3D visual- 2025

5.0 USE and AMOUNT

The proposed clubhouse will provide facilities including changing rooms, social and function spaces, storage, and ancillary accommodation. The scale of the development has been carefully considered and is proportionate to the size of the club, league requirements, and anticipated community use. The quantum of floorspace is justified by the operational needs of the club and does not represent overdevelopment of the site.

The proposed clubhouse allows the club to meet the standards sport england and the RFL require as well as allowing for social events and community usage. With additional spaces such as a small gym space which can be used by the club or the community through the week, a small classroom for rugby video review or community usage for tuitions, and a suitable social space which can serve both the club and community.

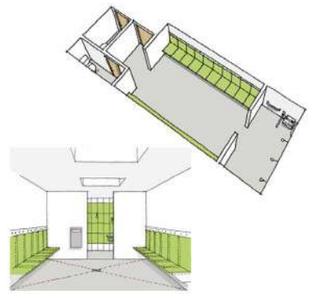
2 x teams = 40 players spectators= 2 per player = 80 overall= 120 people	8-10 sq ft per person 89-112m2	10-12 sq ft per person- comfortable space 112-134m2
2 x teams = 40 players spectators= 2 per player = 80 supporters= 20-30 Overall= 140-150 people	8-10 sq ft per person 104-140m2	10-12 sq ft per person- comfortable space
		Overall social space as calculated from above to allow a comfort but suitable space for players, spectators, families and the community:

Social space Space requirements.



Grounds equipment currently housed within 2-3 20ft Shipping containers - The proposed is to equal/ increase the size and accessibility of the grounds equipment store.

Proposed= 41m2



Sport	Changing area only
Association Football	16 m^2
Cricket	20 m^2
Hockey	20 m^2
Rugby	20 m^2

Using Sport Englands design guidance for changing facilities in both layout to inspire the proposed as well as sizing- We have decided to go above this to allow for bigger teams and as well as comfort for coaching and non playing staff also.

Proposed= 25m2

6.0 LAYOUT

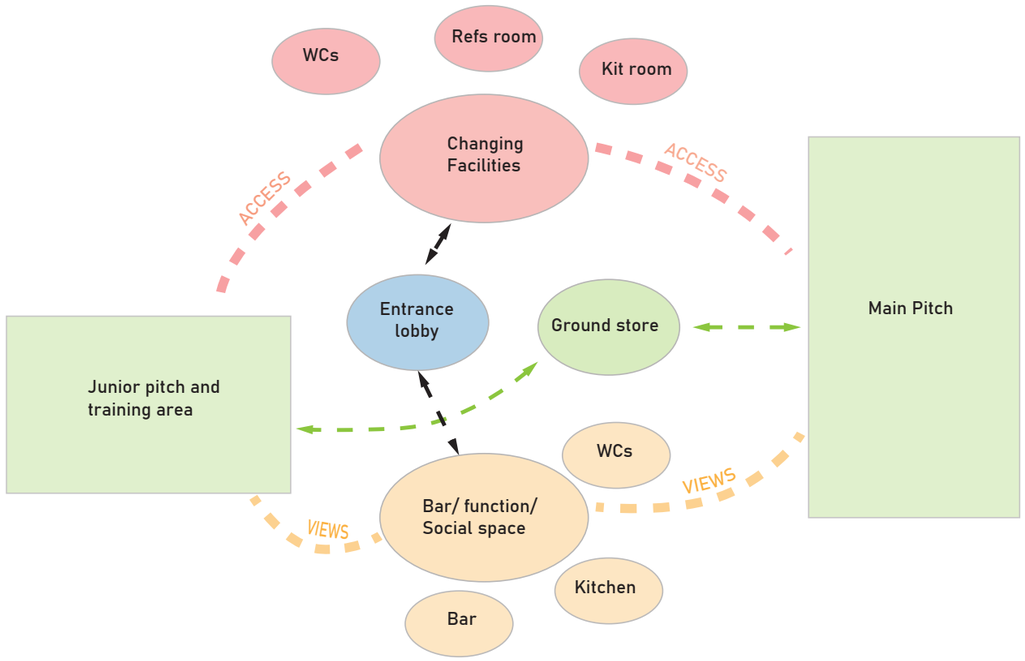
The layout positions the clubhouse to maintain a strong visual and functional relationship with the pitches, while ensuring safe and convenient access from parking areas.

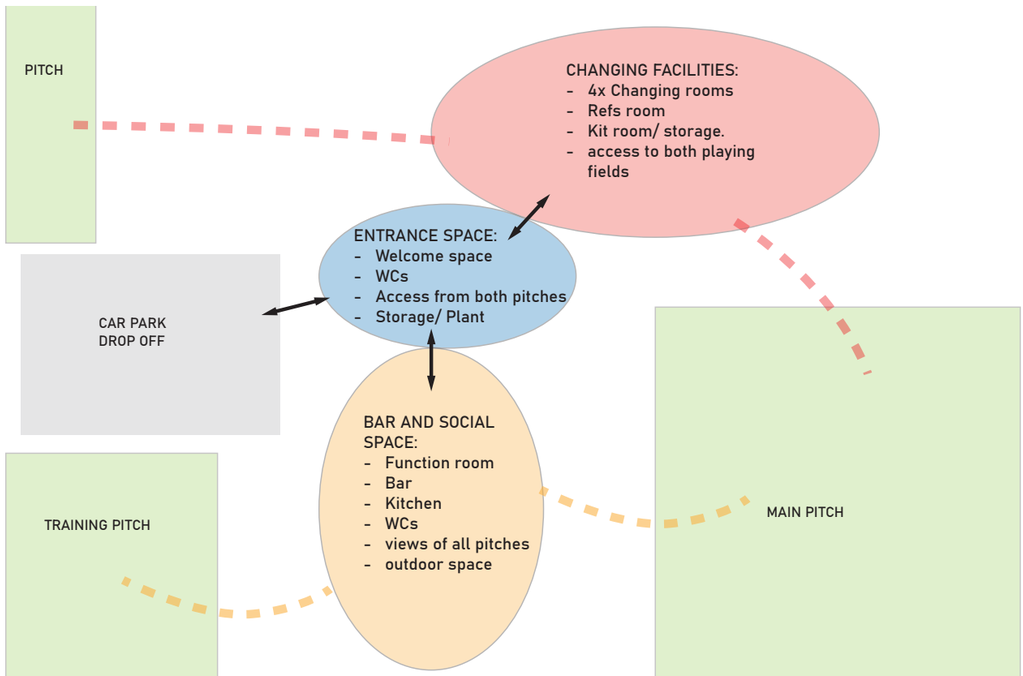
A clear split between the social aspect and the changing facilities are required for safeguarding and security.

The entrance space is welcoming, clear to see, and spacious enough to allow it to become a meeting point and for people to navigate to which area they require.

Changing facilities have 2 entrance/ exit doors to allow players to get to the suitable pitch if it is the smaller junior pitch or the main pitch. Laundry/ kit room storage also placed within the changing block to allow ease of access before/ during and after games and training. This is also linked to the grounds storage where equipment for the grounds maintainence can be housed securly with correct spatial requirements requested by the grounds staff.

A bar and kitchen space within the social area to supply refreshements for parents, friends and supporters before and during as well as after matches for players. These can also be opened to serve through the week or events. The kitchen space extends to allow for an access hatch to the exterior which can service the main pitch on matchdays.





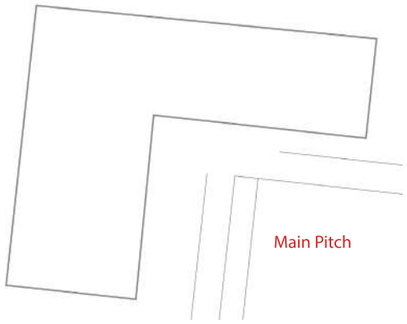
4.0 DESIGN APPROACH- FORM

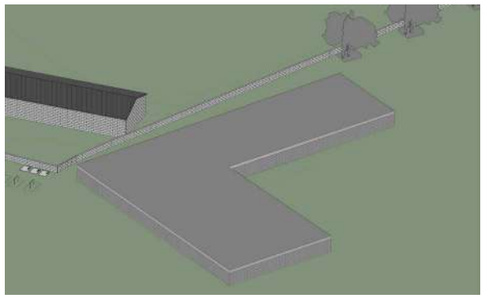
The design approach seeks to deliver a functional, durable, and welcoming clubhouse that supports both matchday operations and wider community use.

The form and layout have been informed by the operational needs of the club, the relationship to the pitches, and the desire to create a legible and accessible building that integrates well within its sporting context.

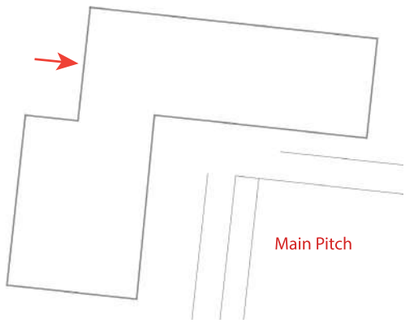
The clubhouse is designed to sit comfortably within its context, with a modest height and simple roofline ensuring it remains unobtrusive while fully functional. The roof integrates solar panels and sedum planting, supporting sustainability, enhancing biodiversity, and future-proofing the building.

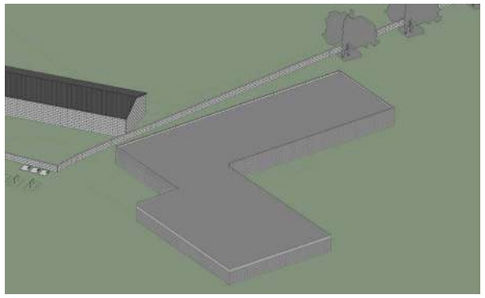
Corrugated steel is used for the roof and cladding due to its durability, weather resistance, and low maintenance requirements. Its recyclability aligns with the project's environmental objectives, while its modular nature allows for efficient construction. Larch cladding introduces a natural material that reflects local vernacular, with the contrast between black steel and timber creating a modern yet understated appearance. This contrast also helps define entrances and distinguish key elements of the clubhouse.



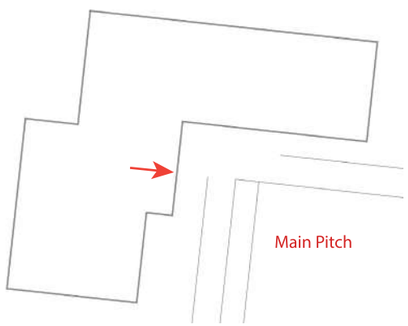


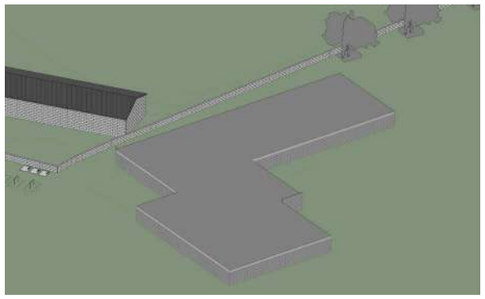
1- L shaped form wrapping the corner of the main pitch and sat within the footprint of the existing building and storage units.



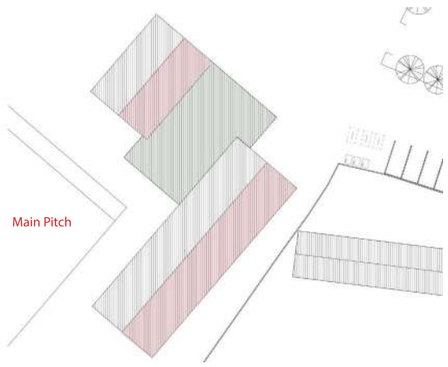


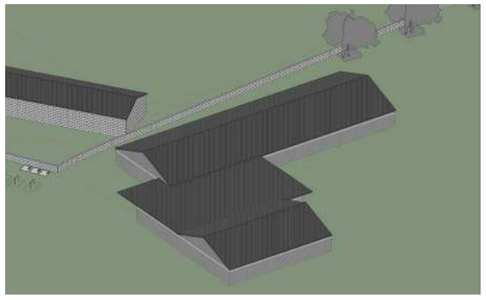
2- A shift of the main wing of the L shape to allow for a clear entrance corner. Both welcoming and opening out to the direction of the pedestrian and vehicle access to the site.





3- Another shift towards the main pitch allows for the elevation closest to the main pitch to be used for views out, service hatches and entrances.





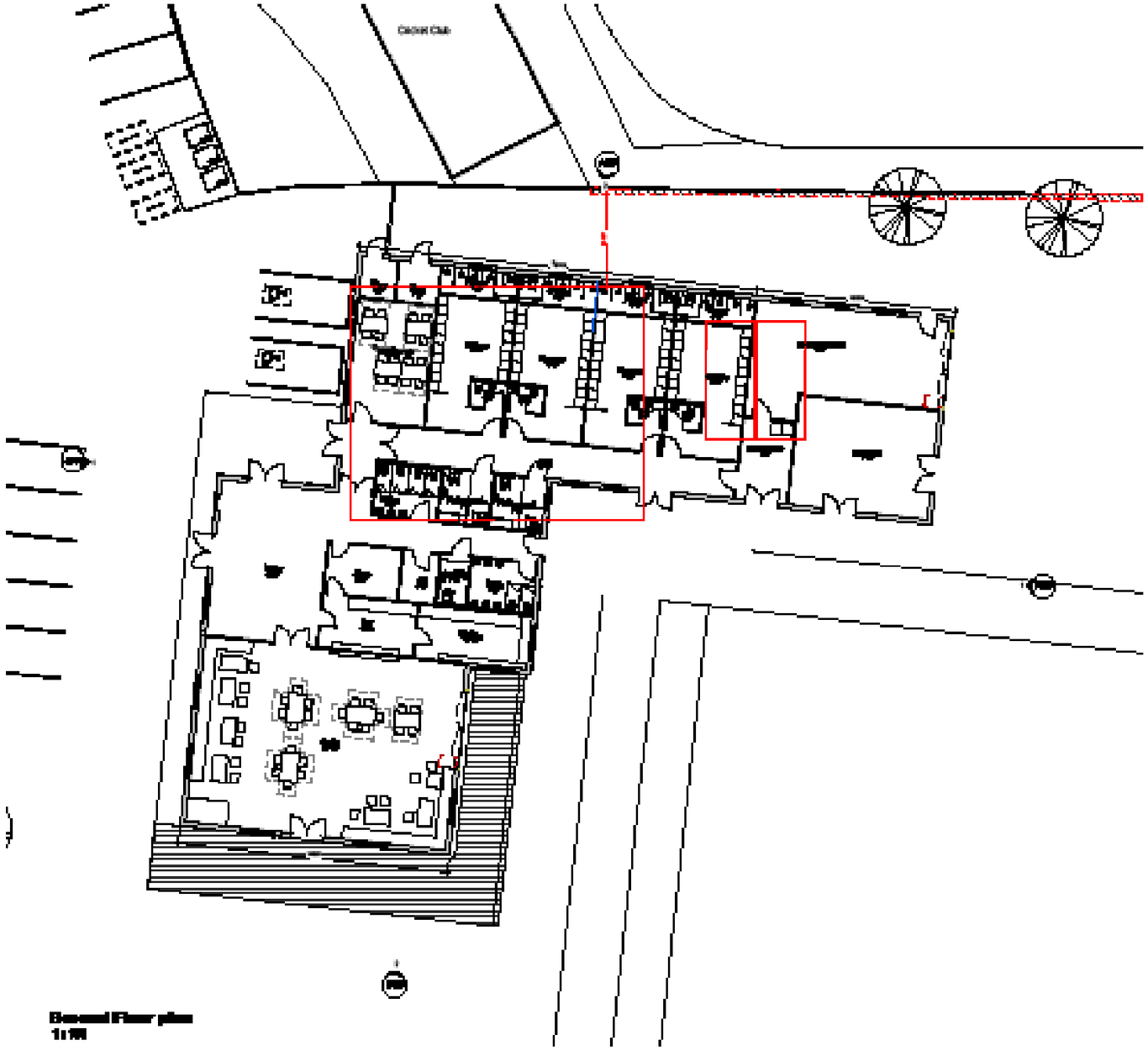
4- A mix of pitch and flat roofs. The flat roof centre link the 2 main spaces social and changing facilities.
The red sows the south facing roof which can be capitilised for solar energy. and the green a flat surface which could be used for a sedum roof.

4.0 Ground Floor Plan

The proposal introduces a single-storey clubhouse designed to Sport England standards, including four full-size, fully accessible changing facilities arranged to support simultaneous team use and efficient match-day operation. A central entrance and lobby are positioned close to the existing access point to maintain familiarity for club members. This lobby acts as a social and orientation space, allowing the club to display achievements, share notices, and provide a clear separation between the social areas and the changing facilities.

The layout includes a gym and wrestling room to accommodate indoor training currently outsourced off-site, which can also be used for community activities and a multi-purpose classroom suitable for video analysis, club meetings, tutoring, and wider community use. A serving hatch enables the kitchen to support both the internal social space and spectators on the main pitch side. A dedicated spectator entrance from the pitch leads directly into the lobby, where public toilets are provided and a clear route to the car park is maintained.

Provision is also made for adequate grounds-maintenance storage with wide-access doors for equipment. A wrap-around terrace offers elevated viewing opportunities across both the main pitch and the training pitch, enhancing the spectator experience and strengthening the clubhouse's role as a community hub.



4.1 DESIGN APPROACH- PRECEDENT

The proposed clubhouse draws inspiration from the surrounding vernacular architecture, responding sensitively to both local materiality and built form. Its design takes cues from nearby agricultural buildings, most notably through the use of simple pitched roof forms that reflect the rural character of the area.

Local materiality plays a key role in grounding the building within its context, with the use of stonework helping to establish a strong visual and material connection to its surroundings. The clubhouse is a single-storey structure, maintaining a low-profile presence that aligns with the scale of existing buildings in the area. This approach ensures the proposal remains understated and respectful, avoiding any sense of dominance within the landscape.

The design seeks to balance functionality with a calm, understated architectural expression, reinforcing its relationship with the setting rather than competing with it.

Shown on this page is a selection of precedent studies, both from the local area and from across the UK, which have helped to inform and shape the design approach for the proposed clubhouse.





STIRLEY FARM- HALL BOWER- HUDDERSFIELD
Taking hints from the local wildlife trust site Stirley farm and the types of vernacular design seen on the site as shown above. With pitche corrugated steel roofing, larch cladding above a block plinth and local stonework all present on the site. Solar panels are also present on the site.



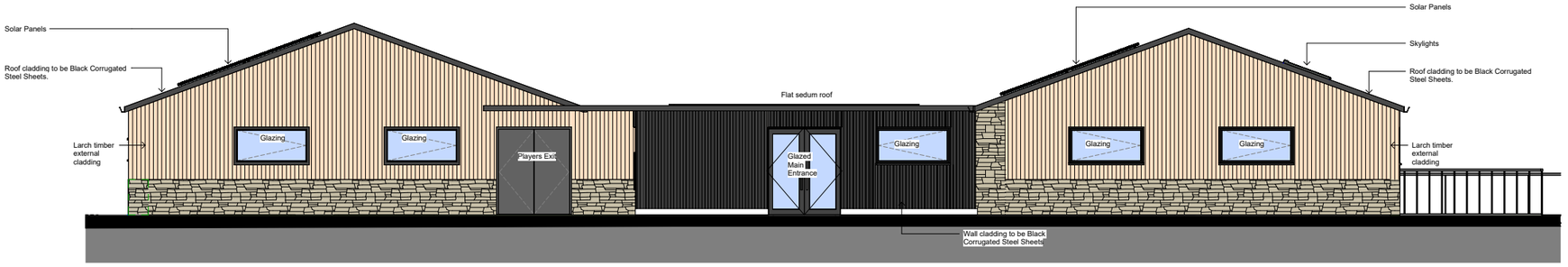


TEDDINGTON CRICKET CLUB- TEDDINGTON
A comparable sports complex employs contrasting material, the site allows for clear vision of the playing field, combines diverse roof typologies across the plan and is organized on a single level to ensure accessibility.

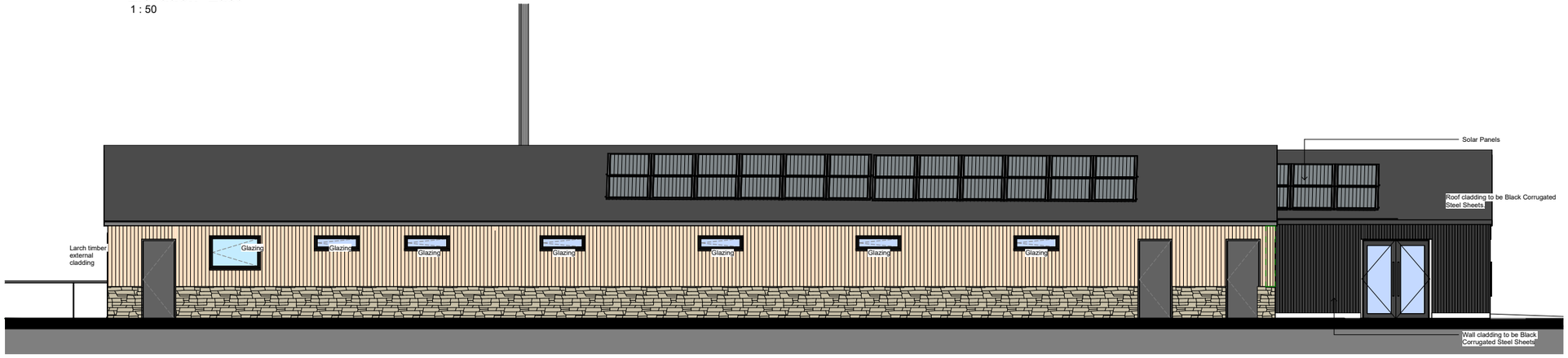


7.0 APPEARANCE and MATERIALS

The architectural treatment is simple and robust, reflecting the functional nature of the building and its sporting setting. Materials have been selected for durability, ease of maintenance, and visual compatibility with the surrounding environment. The palette responds directly to pre-application comments and contributes to a cohesive and appropriate appearance.



Elevation- East
1 : 50



Elevation- South
1 : 50



Yorkshire Stone material. Stone slips discussed to reduce cost tothe club but to maintain stone appearence.



Larch Cladding



Black corrugated steel

8.0 LANDSCAPING

The landscaping strategy combines hard and soft landscaping to enhance the setting of the building and soften its visual impact. Boundary treatments and planting are used where appropriate to provide screening, define spaces, and improve the overall quality of the site. The proposals respond to pre-application advice and complement the existing character of the sports ground.



SEDUM ROOF

Sedum flat roof to offset some biodiversity as well as break up the roof scape and connect the 2 larger pitched roof elements.



SOLAR POWER

Capitilising on south facing elevations with solar panels set within the roof line to allow for a more hidden and discreet look. This is to avoid effects on views from castle hill.



GREEN PARKING

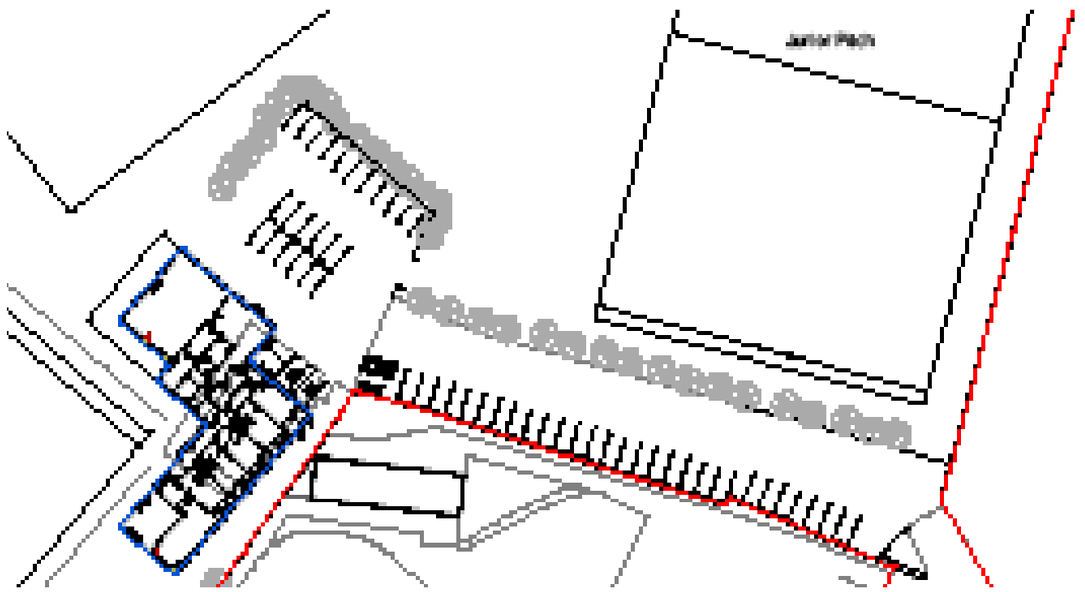
Gridded grass parking area providing extra spaces to alliviate traffic on nearby roads, as well as acting as a discreet yet suitable surface for on site traffic.

9.0 ACCESS and PARKING

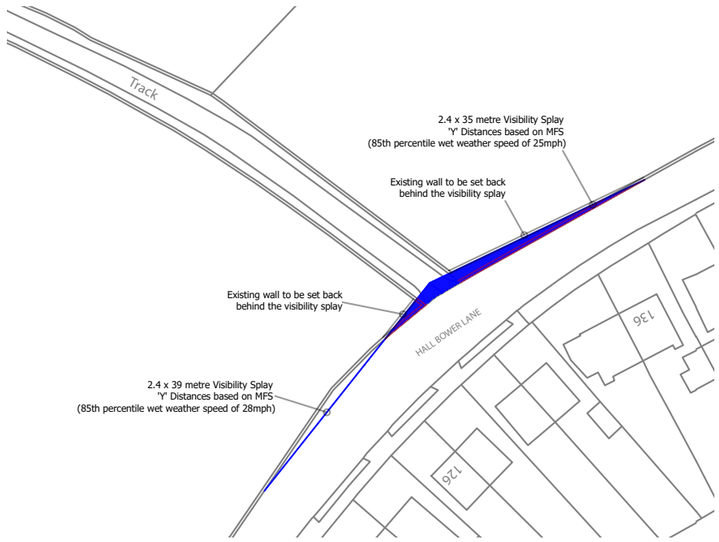
Vehicular access is taken from the existing site entrance, with parking provision designed to accommodate matchday and non-matchday use. The number and layout of parking spaces have been agreed with the club committee and respond to operational needs while promoting safe circulation. Pedestrian routes from parking areas to the clubhouse entrance are direct, clearly defined, and well overlooked.

Additional parking is required not only to follow the upgrades to the clubhouse but to take traffic and parking away from surrounding local roads and stress on residents that has been communicated by local residents to the committee.

Materiality chosen to allow it to blend in to the surrounding playing fields and not effect the visual impact from Castle Hill, to maintain a biodiverse site as well as being durable enough to sustain traffic demands.



Using space that is not currently used for training or playing to allow for more safer off road parking to alliviate the pressure from the nearby roads and keep parking on site.



Visbility splay calculated by Paragon Highways.



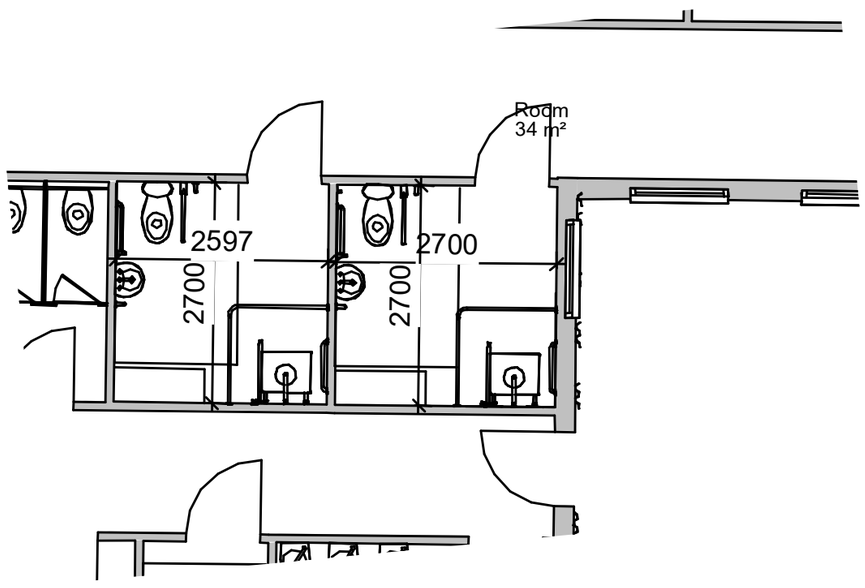
Coordination with Stirley Farm to allow for the corner of there land to be used to increase the visbility splay at the bottom of the shared drive to cater for increased traffic flow

10.0 INCLUSIVE ACCESS

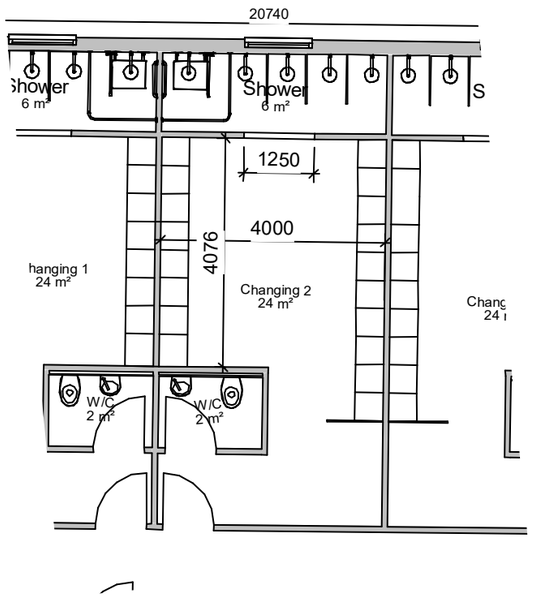
Inclusive access has been a key consideration in the design. Step-free access is provided to the main entrance, with level or gently sloping routes from parking areas. Internal circulation is designed to be accessible, and appropriate accessible WC and changing facilities are included in accordance with current standards and best practice.

After taking feedback from local referees not just one referee room is supplied but an additonal accessible WC/ shower room if the officials were to be different genders.

Doors are splitting the social areas and the changing facilities to maintain safeguarding within the clubhouse.



3x Accessible toilets provided with the clubhouse. With 2 shown adjacent with changing facilities and level access shower space.



Each changing room meets the current standards and allows for the changing facilities to be blocked from the circulation corridor with the placement of the WC and a divider to the end of the benches. Eash changing room includes a seated shower space and dividers between each shower.

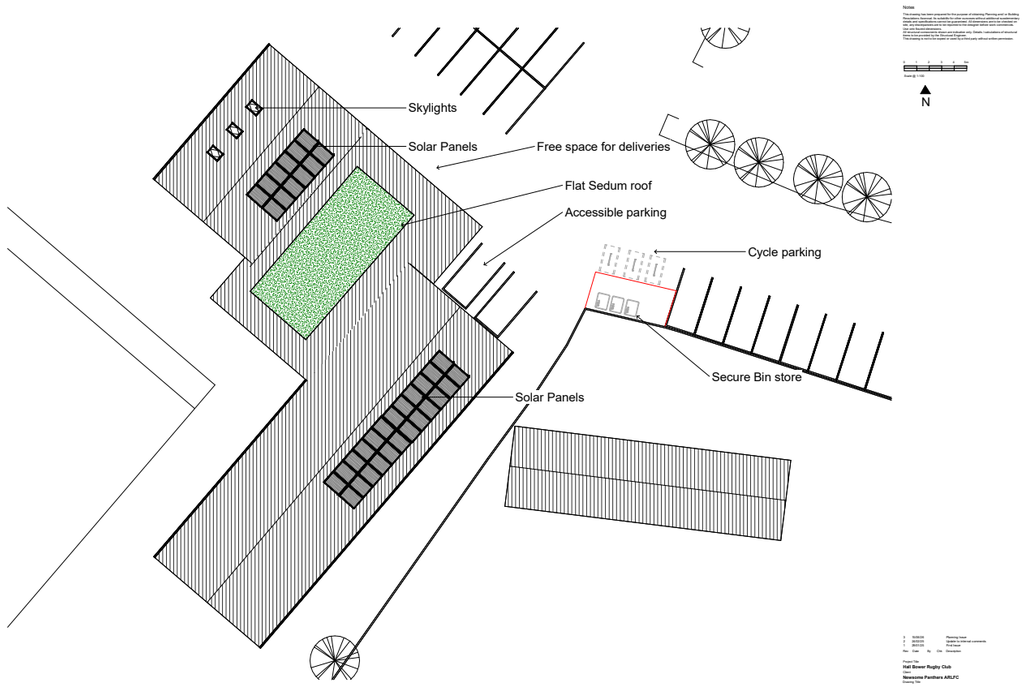
11.0 SUSTAINIBILITY AND SAFETY

The building incorporates proportionate sustainability measures appropriate to its scale and use, including efficient building fabric and opportunities for natural daylight. Safety and security have been addressed through clear sightlines, appropriate lighting, and natural surveillance, ensuring a safe environment for all users.

The use of solar panels on the pitched roofs placed on the south elevation to maximise there efficiency.

The car park and entrance areas to be flood lit to maintain safety. The entrance doors to also allow for a shuttersystem to maintain security when the clubhouse isnt in use.

Services and drainage to feed in to the existing infrastructure that runs down the drive on to the shared drive and away.



Roof Plan
1 : 100



13.0 CONCLUSION

The building incorporates proportionate sustainability measures appropriate to its scale and use, The proposed replacement clubhouse represents a vital and long-overdue investment in the future of Newsome Panthers and the wider community it serves. The existing facilities no longer meet the basic standards expected for modern sport, community activity, or safeguarding, and the new building has been carefully designed to address these shortcomings while remaining sensitive to its setting at Hall Bower. As demonstrated throughout this statement, the proposals respond positively to pre-application feedback, adopt Sport England and RFL guidance, and deliver a high-quality, accessible, single-storey facility that will support players, volunteers, families, and visitors for many years to come.

The design and materiality of the clubhouse have been developed to ensure the building sits comfortably within its rural edge context while providing a modern, durable, and efficient facility. The simple, low-profile form draws inspiration from local agricultural buildings, using a restrained palette of black corrugated steel, larch cladding, and stonework to reflect the surrounding vernacular in a contemporary way. The combination of pitched and flat roofs allows for integrated solar panels and a sedum roof, reducing visual impact, enhancing biodiversity, and supporting long-term sustainability. This approach ensures the clubhouse is both visually appropriate and environmentally responsible, creating a building that feels rooted in its landscape while meeting the functional demands of a busy community sports hub.

Beyond its architectural qualities, the clubhouse will provide the club with a true home — a place where volunteers can continue their invaluable work, where young people can be inspired, and where the community can gather, learn, and celebrate. The enhanced changing facilities, social spaces, training rooms, and accessible design will allow the club to grow sustainably, generate its own income, and reinvest in the pitches, coaching, and grassroots development. This is not simply a building project; it is an investment in health, wellbeing, opportunity, and community pride.

The proposal sits comfortably within its context, improves safety and sustainability across the site, and strengthens the long-term viability of a much-loved local club. Approval of this application will secure a modern, inclusive, and resilient facility that reflects the dedication of the volunteers who run the club and the aspirations of the players who represent it. The new clubhouse will stand as a positive legacy for the next generation, ensuring that Newsome Panthers continues to thrive at the heart of the community.



