



Coal Mining Risk Assessment ACCU Stadium Hotel

Prepared for Town Sports & Entertainment Group Limited

April 2026

**KSTAD-CCL-XX-XX-RP-G
02601_Rev02**

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Document Origin

Revision	Date	Revision Description		Name
00	12 th April 2026	Draft for comment.	Prepared	Sophie Harper-Pryce Senior Geo-Environmental Engineer sophie.harper-pryce@clancy.co.uk
01	21 st April 2026	Updated site boundary and conclusions.	Checked	Phil Hill Senior Geo-Environmental Consultant phil.hill@clancy.co.uk
02	9 th July 2026	Updated site boundary and proposed development description	Approved	Phil Edge Associate Director phil.edge@clancy.co.uk

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1.0 Introduction

1.1 Background

Clancy Consulting Ltd were appointed by Town Sports & Entertainment Group Ltd to undertake a Coal Mining Risk Assessment (CMRA) for the site of the site of a proposed development located at the ACCU Stadium, Stadium Way, Huddersfield, HD1 6PG. The Proposed development relates to the demolition of the leisure centre, construction of a 141 room hotel, alterations to the North Stand, and other associated works.

A site location plan and proposed development plans are presented in Appendix I.

Clancy Consulting Ltd has undertaken a Phase 1 Desk Study Report for the site, the findings of which are presented within the following document:

- 'Phase 1 Desk Study, ACCU Stadium Hotel, Report Ref KSTAD-CCL-XX-XX-RP-G02600_Rev03, dated 9th July 2026.

A brief summary of the Phase 1 Desk Study Report findings is presented in section 1.3 below.

1.2 Site Description & Setting

The site is located approximately 1.39km northeast of Huddersfield Town train station at approximate National Grid reference 415498, 417641 and at an approximate elevation of 60m AOD. The site is generally flat lying, comprising the stadiums northeast stand and a 2 storey multi-use structure that is currently occupied with a café and bar. The stadium playing field is located immediately to the southwest. A cinema is located immediately northeast, with associated stadium car parking located adjacent to the north. A steep embankment and wooded area are present to the east and the River Colne is located 30m northwest of the site, running southwest to northeast.

The surrounding area is a mix of industrial, commercial, residential, recreational and wooded areas.

1.3 Site History, Geology & Ground Stability

The site was first developed as part of a dye works in the 1800s, with a mill dam located along the southern boundary and the Goit Channel traversing the eastern site boundary. The Goit Channel and mill dam were no longer present by the 1920s and the dye works was demolished in the 1930s. Works buildings with associated infrastructure were constructed at the site during the late 1940s to early 1960s, with a cutting forming the eastern site boundary. The works were subsequently demolished in the 1980s, to be replaced as part of the stadium and associated structures. The surrounding area has had a varied development history with various works, mills and quarries within close proximity to the site. A colliery and shaft were present approximately 230m to the south west during the early 1900s with shafts also shown within the wider area. The colliery site was later shown as a tip before partially becoming part of the wider stadium site.

Superficial deposits comprising Alluvium (clay, silt, sand and gravel) are indicated to be present beneath the central and western areas of the site, and absent beneath the eastern site boundary. Bedrock is indicated to comprise the Pennine Lower Coal Measures (mudstone, siltstone and sandstone with coal seams). The 36 Yard Coal seam is indicated to sub-crop in the west of the site. The next named coal seams in the succession are the Hard Bed Coal, the Middle Bed Coal and the Soft Bed Coal. Some Made Ground is likely to be present associated with the construction and demolition of historic buildings on site and may be present in the locations of the former Goit Channel and mill dam.

The site is located within a Mining Remediation Authority coal mining reporting area and the 36 Yard Coal seam is indicated to sub-crop beneath the site. However, the site is indicated to be at low to no risk from historic shallow coal mining activities.

There are two BGS recorded mineral sites within 500m of the site. The closest is located 214m to the southwest, associated with 'deep' underground workings of coal (Hard Bed Coal seam) at Grove Pit. The

second is 307m to the south, associated with opencast mining of clay and shale at Brown Royd Brick Works. Both records indicate operations have ceased.

A compressible ground stability hazard may be present associated with the Alluvium beneath the site. A moderate risk of landslide is also indicated at the site, which may be associated with the engineered slope/embankment immediately to the east of the site.

2.0 Coal Mining Risk Assessment

According to the Mining Remediation Authority (formerly The Coal Authority) records, the site is located within a coal mining reporting area with coal seams likely to be present beneath the site at relatively shallow depth.

As a result of the above, a Coal Mining Risk Assessment has been undertaken to identify risks from potential historic underground coal mining in relation to the proposed development.

2.1 Sources of Information

The following sources of information have been used to prepare the Coal Mining Risk Assessment:

- Ordnance Survey (OS) maps dated between 1850 to 2025.
- British Geological Society (BGS) 1:50,000 scale geology map, Sheet 77 Huddersfield.
- British Geological Society (BGS) 1:10,000 scale geological map, SE11NE.
- British Geological Society (BGS) 1:10,560 scale geological map, Yorkshire 246 SE
- Historical borehole records available for review on the BGS website.
- Mining Remediation Authority web-based interactive map viewer.
- Mining Remediation Authority Consultants Coal Mining Report, ref 51003550964001, dated 3rd February 2026

The Consultants Coal Mining Report included the references of a number of abandonment plans relating to the site. A formal enquiry to the Mining Remediation Authority regarding information on the abandonment Plans was submitted, and a request for any specific information in respect of the 36 Yard Coal. The MRA reply stated that 'their mining consultants have confirmed, no recorded or probable underground workings are present beneath the site'.

2.2 Identification & Assessment of Site-Specific Risks

2.2.1 Historical Ordnance Survey Mapping

No potential coal mining features were identified on site during a review of historical OS mapping of the area, dating from 1853 to 2026.

Several shafts and a coal pit have been identified in the wider area. The closest is Grove Pit 214m to the south west. Other shafts are present from approximately 570m and 910m to the north west and 640m to the south. Grove Pit has since been redeveloped as car parking and landscaped areas as part of the wider stadium site. The areas to the north west have since been redeveloped as an industrial facility and residential premises. The location to the south has remained undeveloped.

2.2.2 British Geological Society (BGS) Mapping

The 1:50,000 British Geological Survey map for the area (Sheet 77 Huddersfield, Figures 1 and 2) indicates bedrock to comprise a mix of sandstone, siltstone, mudstone and coal of the Pennine Lower Coal Measures. Superficial deposits (where present) are anticipated to be Alluvium, comprising a mix of clay, silt, sand and gravel.

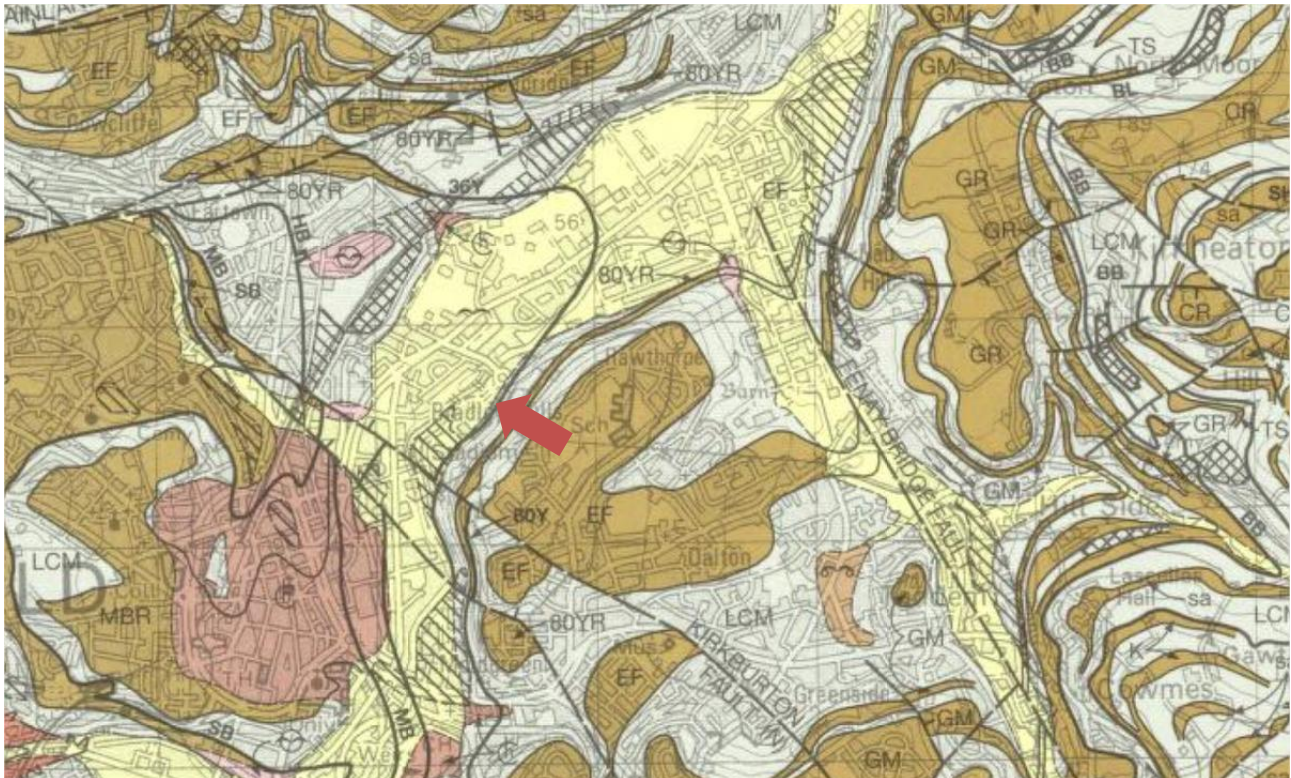
A coal seam, the 36 Yard Coal (previously known as the Hard Bed Band Coal) is indicated to sub-crop in the west of the site. The solid strata are recorded to dip in a south easterly direction by between 3 and 5 degrees (shown on BGS 1:10,000 and 1:10,560 map extracts below).

The 36 Yard Coal is recorded to be underlain by a sandstone member, the Stanningley Rock, with the next named coals in the succession being the Hard Bed Coal, the Middle Bed Coal and the Soft Bed Coal. Marine/fossil marker beds are recorded in the succession just above the Hard Bed Coal, and also between the Hard Bed Coal and the Middle Band Coal.

Fault lines trending north west to south east are indicated to be present within the wider area, the closest of which are approximately 400m and 650m to the south west.

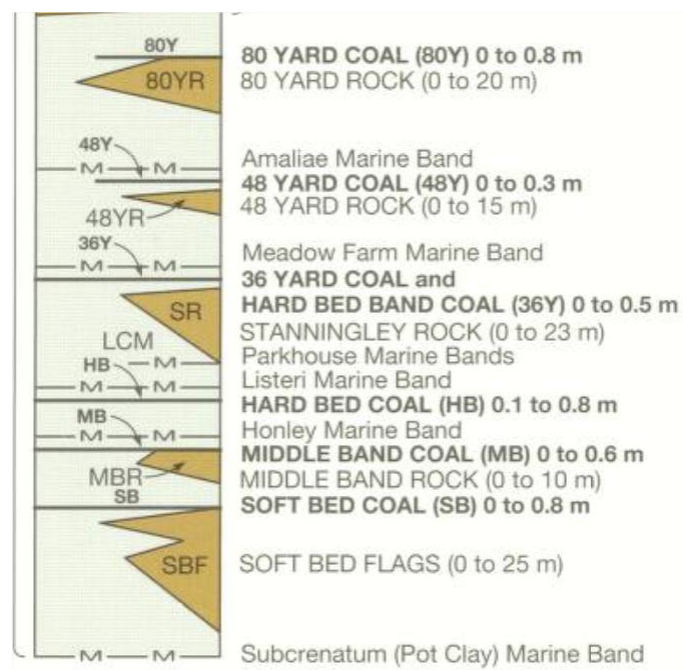
An excerpt from the BGS map and a vertical section are presented below:

Figure 1 – Excerpt from 1:50,000 Scale Geological Mapping



Note: Red Arrow = Site Location.

Figure 2 – Excerpt from a Vertical Section from 1:50,000 Scale Geological Mapping



Given that the 36 Yard Coal seam is indicated to sub-crop beneath the site and that superficial deposits are likely to be absent / minimal in this location, there is potential that unrecorded coal mine workings may be present which (if present) could pose a risk to the proposed development.

Based on the distance from the site to where the Hard Bed Coal seam sub-crops (approximately 780m away), and the worst case scenario dip of 3 degrees, this coal seam would be present at approximately 40m bgl. The next seam, the Middle Bed Coal approximately 1100m away, would be present at 57m bgl. However, BGS historic borehole information and borehole / shaft annotation on the 1:10,560 geological mapping indicate that these depths are likely to be shallower. The historic borehole information is discussed further in section 2.2.3 below.

As indicated on the above vertical section extract, the 36 Yard Coal seam is likely to be up to 0.5m in thickness, the Hard Bed Coal seam is likely to be up to 0.8m in thickness and the Middle Band Coal is likely to be up to 0.6m in thickness.

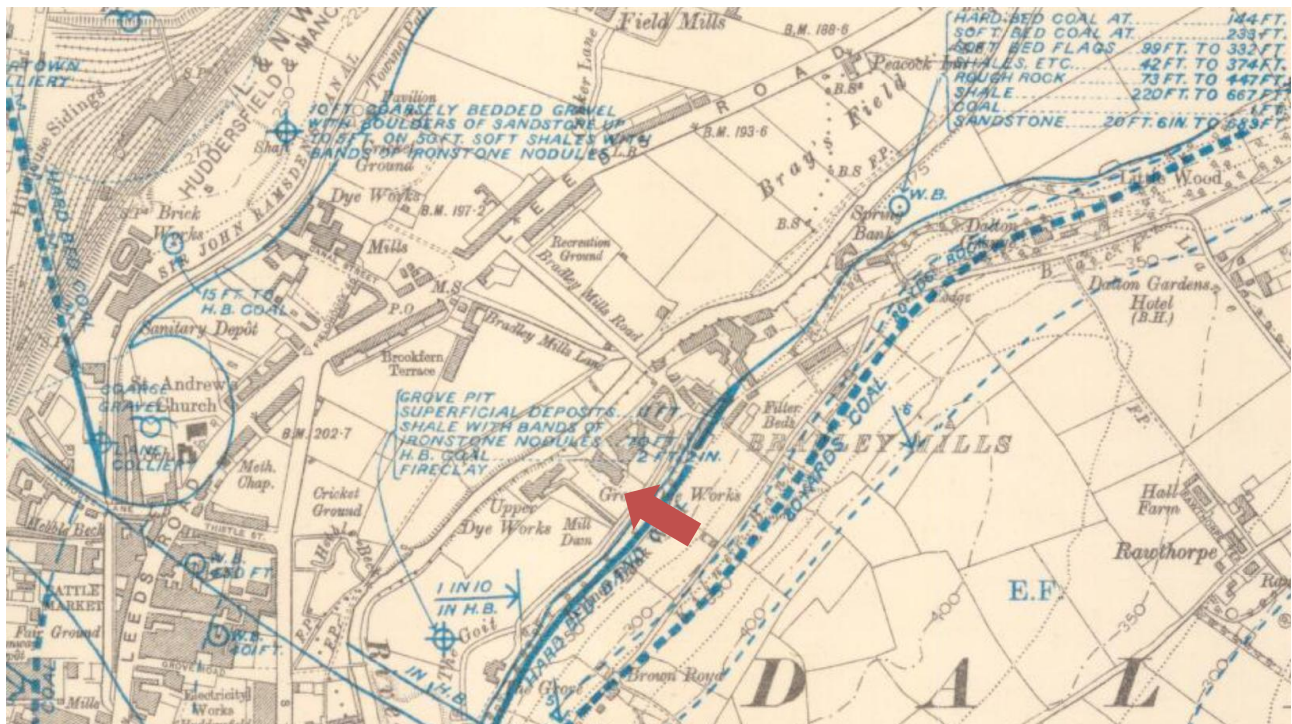
Several boreholes and shafts were indicated to be present within close proximity to the site on the BGS 1:10,000 and 1:10,560 maps of the area. Extracts of these are presented below as Figure 3 and Figure 4.

Figure 3 – Excerpt from 1999 1:10,000 Scale Geological Mapping



Note: Red Arrow = Site Location.

Figure 4 – Excerpt from 1928 1:10,560 Scale Geological Mapping



Note: Red Arrow = Site Location.

2.2.3 Historical Borehole Records

Several publicly available BGS historical borehole records are available within 1km of the site. The majority of the records are to the north and west but do not however intersect with the coal seams likely to be present at relatively shallow depth beneath the site.

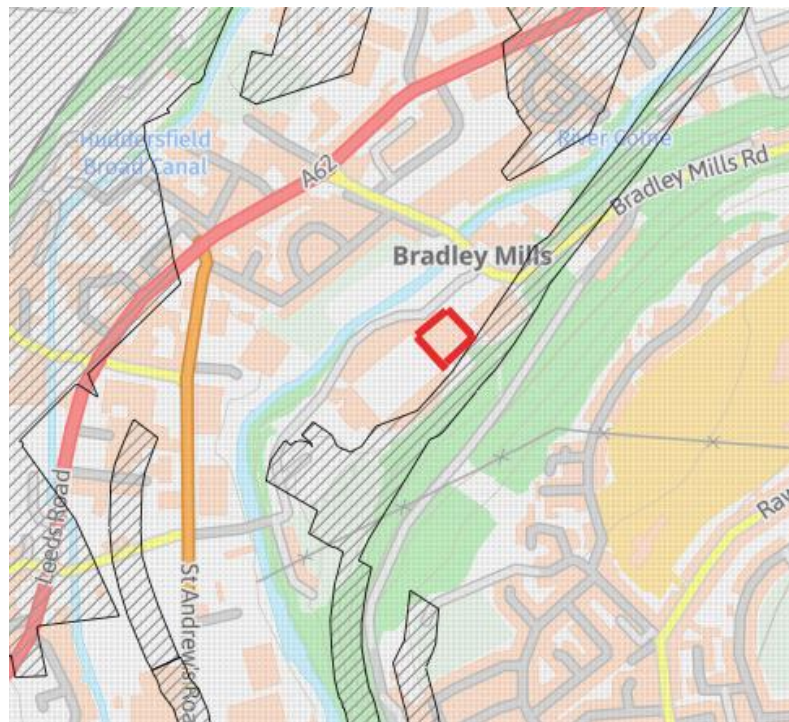
A borehole approximately 280m to the south west of the site (reference SE11NE21, also shown as '21' in Figure 3 and the Grove Pit shaft in Figure 4 above) indicates that the Hard Bed Coal seam was worked at a depth of 81ft (21.3m). The seam is indicated to be 2ft 2in (0.66m) in thickness.

Borehole reference SE11NE18/B, (also shown as '18B' in Figure 3 above) approximately 330m to the south west of the site indicates the Hard Bed Coal seam to be present at 98ft (29.9m). The seam is indicated to be 2ft (0.6m) in thickness. The borehole also intercepted a second coal seam at 277ft (84.4m), with a thickness of 6ft (1.8m) and was thought to be the Soft Bed Coal seam. The Middle Bed Coal was not recorded on the borehole log. A second log is present within the borehole record. This indicates a thin coal seam of 6in (0.15m) to be present at 55ft (16.7m) and a second coal seam of 1ft (0.3m) thickness at 61ft bgl (18.6m). The log however notes that the depths and lithology is estimated based on arisings returning to surface via water flush. The base of the estimated section was 103ft bgl (31.4m).

2.2.4 Mining Remediation Authority Web Based Viewer

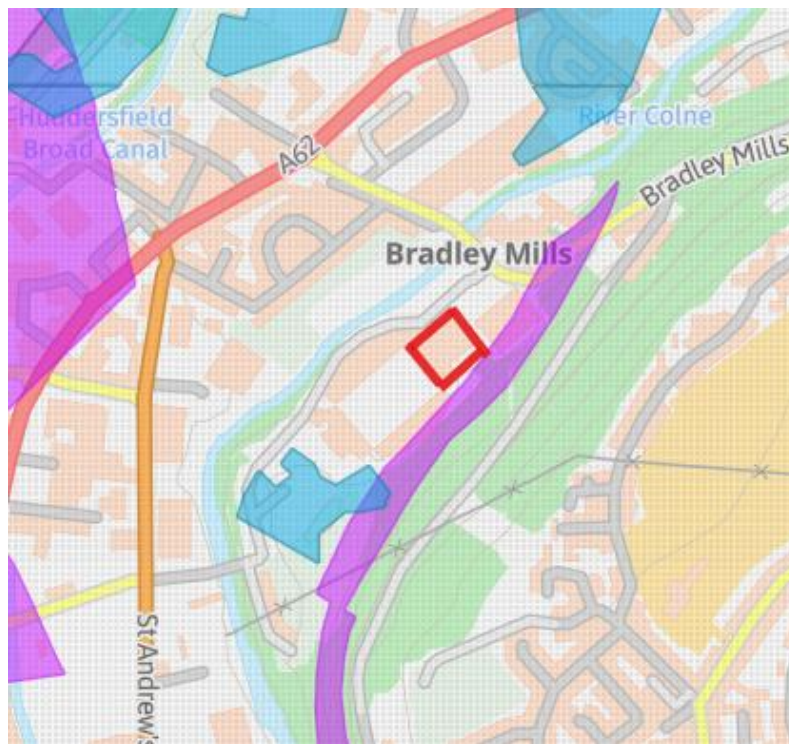
The web-based Mining Remediation Authority interactive viewer indicates that the site is located within a Mining Remediation Authority Coal Mining Reporting Area, but with a High Risk Development Area encroaching/immediately adjacent the eastern boundary of the site. This is associated with the recorded outcrop of the 36 Yard Coal which is indicated as being an area of 'probable shallow coal workings'. Extracts of the viewer are presented as Figures 5 and 6 below.

Figure 5 – Coal Authority Interactive Viewer Showing Development High Risk Area.



Note: Red Line = Site Location. Grey Hatching = Development High Risk Area.

Figure 6 – Coal Authority Interactive Viewer Showing Recorded Past Shallow Mine Workings and Probable Shallow Mine Workings.



Note: Red Line = Site Location. Blue Hatching = Recorded Past Shallow Coal Mine Workings. Pink Hatching = Probable Shallow Coal Mine Workings.

2.2.5 Mining Remediation Authority Consultants Coal Mining Report

A Mining Remediation Authority Consultants Coal Mining Report has been procured and is presented in Appendix II.

The Consultants Coal Mining Report indicates the following:

- No past underground mining is recorded,
- No probable unrecorded shallow mine workings,
- No spine roadways at shallow depth,
- No mine entries within 100m of the site boundary,
- No geological faults, fissures or breaklines recorded,
- No opencast coal mines within 500m of the site boundary,
- No recorded coal authority managed tips within 500m of the site boundary,
- No recorded investigations or remediation works within 50m of the site boundary,
- No coal mining subsidence claims within 50m of the site boundary,
- No mine gas or mine water treatment schemes are recorded within 500m of the site boundary.

The report also indicates that a coal seam sub-crops on site; this represents the 36 Yard Coal seam, which is indicated to sub crop very close to the eastern site boundary and was encountered during previous investigations to the south west of the site.

The report references of a number of abandonment plans relating to the site. A formal enquiry to the Mining Remediation Authority regarding information on the abandonment plans was submitted, and a request for any specific information in respect of the 36 Yard Coal. The MRA reply stated that 'their mining consultants have confirmed, no recorded or probable underground workings are present beneath the site'.

3.0 Discussion

The potential coal mining related risks are discussed below.

3.1 Recorded Workings

There are no records of workings having been undertaken at the site that are considered to present a risk to the development.

The risks from known underground workings is considered to be **Low**.

3.2 Recorded Mine Entries

There are no recorded mine entries within close proximity to the site.

3.3 Unrecorded Workings

While the Consultants Coal Mining Report does not indicate any recorded coal mining activities at or beneath the site, the 36 Yard Coal seam is shown to be subcropping at or very close to the eastern site boundary. The strata are recorded to gently dip (3 – 5 degrees) to the south east and the bedrock is likely to be at relatively shallow depth. As such, the risks to the development relating to unrecorded coal workings is considered to be **Medium** to **High** unless it is proven that the sub crop of the 36 Yard Coal is to the east of the eastern site boundary.

A historical borehole recorded from approximately 280m to the south west of the site indicates that the Hard Bed Coal seam was worked by underground methods at a depth of 21.3m, with the seam being 0.66m in thickness. Geological maps of the area indicate that this seam can be present at thicknesses up to 0.80m. Hence, as this confirms that the seam was of economic thickness and quality to be mined by underground methods in the immediate surrounding area, there is considered to be a potential risk from unrecorded extractions. While the thickness of the overburden is likely to be sufficient to negate any risks to the proposed development at ground surface, it is understood that the development will likely have a piled foundation solution which may come into the zone of influence of any workings present (especially if the seam is found to be at depths shallower than 21.3m bgl). As such the risk from unrecorded workings of the Hard Bed Coal seam is considered to be **Medium** unless proven to be at sufficient depth.

Investigations should be undertaken to prove the location of the 36 Yard Coal sub crop, or to confirm it is not present beneath the site, and into the depth of the Hard Bed Coal seam beneath the site. Boreholes should be drilled initially on the eastern boundary with the aim of finding the 36 Yard Coal seam, and further holes will be required within the site to confirm if any unrecorded workings associated with the Hard Bed Coal seam are present at a depth of concern. If the investigations prove the 36 Yard Coal seam to be absent beneath the site and the Hard Bed Coal seam to be at sufficient depth, the potential risk from unrecorded mine workings will be removed.

3.4 Migrating Mine Gases

The Mining Remediation Authority Consultants report indicates that there are no historic issues relating to mine gases within the area of the site. However, it is known that previous investigations within the area encountered elevated concentrations of hazardous ground gases which could be attributed to coal seam gas or mine gases.

If the 36 Yard Coal seam is proven to sub crop on the site, there is a potential risk from hazardous ground gases and hence a gas monitoring program should be undertaken as part of the ground investigation works.

4.0 Conclusions and Recommendations

While the Mining Remediation Authority have no records of coal mining activities at or beneath the site, including on abandonment plans referenced by the mining report, the 36 Yard Coal seam is recorded to be sub cropping at or very close to the eastern site boundary. The strata are recorded to gently dip (3 – 5 degrees) to the south east, away from the site, and the bedrock is likely to be at relatively shallow depth. Hence the risk to the site is considered to be from unrecorded workings if the sub crop of the seam is within the site boundary.

An historical borehole from the surrounding area indicates that the Hard Bed Coal seam was worked by underground methods, with the seam being 0.66m in thickness. This confirms that the seam was of economic thickness and quality to be mined by underground methods in the immediate surrounding area. While the seam is thought to be of sufficient depth to not represent a ground stability hazard at surface, there is considered to be a risk to the development from unrecorded extractions if the seam is present at shallower depth or if a piled foundation solution comes into the seam's zone of influence. This risk exists unless it is proven that the Hard Bed Coal seam is of sufficient depth.

Investigations should be undertaken to prove the location of the 36 Yard Coal sub crop, or to confirm it is not present beneath the site, and into the depth of the Hard Bed Coal seam beneath the site. Boreholes should be drilled initially on the eastern boundary with the aim of finding the 36 Yard Coal seam, and further holes will be required within the site to confirm if any unrecorded workings associated with the Hard Bed Coal seam are present at a depth of concern. If the investigations prove the 36 Yard Coal seam to be absent beneath the site and the Hard Bed Coal seam to be at sufficient depth, the potential risk from unrecorded mine workings will be removed.

The Mining Remediation Authority Consultants report indicates that there are no historic issues relating to mine gases within the area of the site. However, previous investigations in the wider area recorded elevated concentrations of hazardous gasses that could be attributed to coal seam / mine gasses. If the 36 Yard Coal seam is proven to sub crop on the site, there is a potential risk from hazardous ground gases and hence a gas monitoring program should be undertaken as part of the ground investigation works.

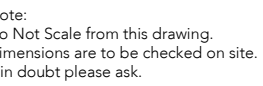
Given the above, we recommend that the following works be undertaken at the site in respect of the potential for unrecorded mineworkings.

- Investigations in the eastern section of the site to prove the location of, or absence of, the subcrop of the 36 Yard Coal seam.
- Investigations to prove the depth of the Hard Bed Coal seam beneath the site.
- If the 36 Yard Coal seam is encountered, undertake a ground gas monitoring program to assess the risk to the development and proposed end users from potential mine / coal seam gas.

APPENDIX I

Drawings

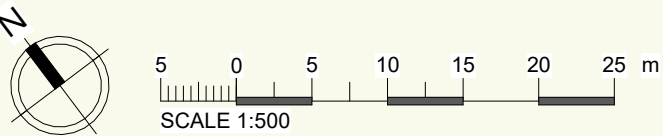
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					Approved PE Status Live				



These drawings are based on external survey data (2D and 3D). All height information has been taken from the supplied survey models, and plan layouts have been developed using the 2D survey information provided. Additional survey detail may be required as the design progresses.

 KSDL Stadium Site Ownership Boundary

 Planning Application Boundary



P08	16.04.26	SK	Issue to Design Team
P07	15.04.26	TD	Planning Issue
P06	10.04.26	TD	Draft Planning Issue
P05	02.04.26	SK	GA Pack Reissue - Levels Revised
P04	27.03.26	JL	GA pack issued to Design Team
P03	20.03.26	SK	WIP Stage 3 Issue to Leaf
P02	02.02.26	SK	Stage 2 drawing set issued to Design Team
P01	21.01.26	SK	Issued for Comment

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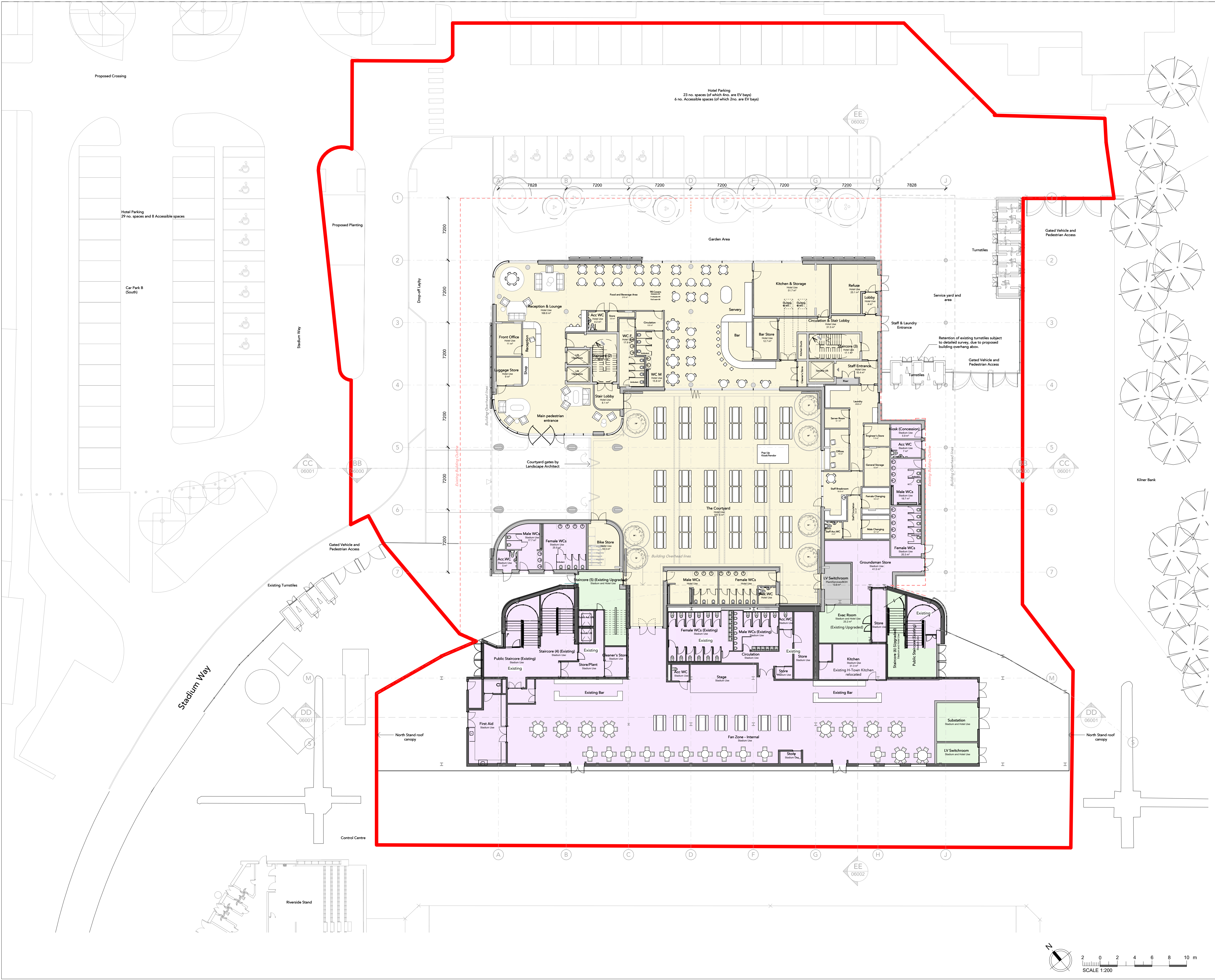
Leeds
Clockwise, Yorkshire House
Greek Street, Leeds
LS1 5SH
0113 539 7965

Project Title	ACCU STADIUM HOTEL
Client	TSEG
Location	HUDDERSFIELD

Drawing ref Proposed Site Plan

Date	16/04/2026	Scale	As indicated
Checker	JL	Size	A1
Job No:	10100	Status	S2

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NOTE

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Please refer to landscape details.

Key

- Hotel Use
- Plant/Services/BOH
- Stadium and Hotel Use
- Stadium Use

- Planning Application Boundary
- Existing Wall
- Proposed Wall

NOTE

Furniture shown is illustrative and indicative only.

Drawings to be read in conjunction with landscape architect's landscaping proposals and details.

P05	18.06.26	MP	Planning design freeze issue
P04	15.06.26	MP	H-Town existing WC area retained
P03	12.06.26	MP	Updates following Laid comments
P02	01.06.26	MP	Issue to Design Team for coordination
P01	01.06.26	MP	Reduced Courtyard, north wing moved south to GL 2

Rev Date Ints Details

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Project Title ACCU STADIUM HOTEL
Client TSEG
Location HUDDERSFIELD

Drawing ref Proposed Ground Floor (Level 01) Planning

Date 18/06/2026 Scale 1 : 200
Checker JL Size A1
Job No: 10100 Status S2

Project Design Volume Level Type Role Number Rev
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Project Title ACCU STADIUM HOTEL
Client TSEG
Location HUDDERSFIELD

Drawing ref Proposed First Floor (Level 02) Planning

Date 18/06/2026 Scale 1 : 200
Checker JL Size A1
Job No: 10100 Status S2

Project Origin Volume Level Type Role Number Rev
KSTAD-BUT-HO-01-DR-A-04016-P04

