

17 Southfield Road Almondbury Huddersfield
HD5 8RY
Proposed Installation of Commercial Kitchen Extract System

DESIGN AND ACCESS STATEMENT

August 2026



1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the installation of an external commercial kitchen extract system at 17 Southfield Road, Almondbury, Huddersfield.

The proposal relates solely to the installation of an external extract flue and associated ventilation equipment required to serve the approved cafe/community hall use within the existing building.

No extension to the building is proposed and no change of use forms part of this application.

2. Site Description

The application site comprises the former Almondbury Working Men's Club located on Southfield Road, Almondbury.

Planning permission has previously been granted for the conversion and alteration of the building to provide a mixed-use development comprising a community hall (Sui Generis) together with Class E uses including a coffee shop, retail units, nursery and office accommodation.

The proposal affects only a small part of the existing building and does not alter the approved layout, scale or function of the development.

3. Planning History

Planning permission for the redevelopment of the building has previously been granted by Kirklees Council.

Subsequent approvals have amended elements of the development, including revisions approved under a Section 73 application and a Non-Material Amendment.

The current proposal seeks approval for the installation of an external commercial kitchen extract system which was not shown on the previously approved drawings.

The proposal does not alter the approved land use or operating activities authorised under the existing planning permission.

4. Proposed Development

The proposal comprises the installation of an external commercial kitchen extract system serving the approved cafe/community hall kitchen.

The extract duct will rise externally from the kitchen and terminate above roof level to provide safe discharge of cooking fumes generated during food preparation.

The proposed extract system is operational infrastructure necessary to support the approved cafe/community hall use and has been designed to achieve a practical and efficient ventilation route while limiting alterations to the existing building.

No additional floorspace is created and no structural extensions are proposed.

5. Design

The design approach has sought to integrate the extract system into the existing building with the minimum level of external intervention.

The extract duct follows a straightforward vertical arrangement positioned to reduce visual clutter and avoid unnecessary alterations to the building fabric.

Apart from the installation of the extract system, the appearance of the building remains unchanged.

The proposal has been developed to ensure that the extraction equipment performs its intended function while maintaining the overall character of the existing building.

6. Access

The proposal does not affect existing pedestrian or vehicular access arrangements.

Existing entrances, circulation routes, parking provision and servicing arrangements remain unchanged.

The development therefore has no impact on accessibility to or within the site.

7. Impact on Amenity

The extract system is proposed solely to facilitate the operation of the approved cafe/community hall use.

The external works are limited in extent and represent a modest alteration to the existing building.

The applicant will install the extraction equipment in accordance with the manufacturer's recommendations and any requirements imposed by the Local Planning Authority.

Where appropriate, the applicant will provide technical specifications relating to the extraction system to demonstrate that the equipment is suitable for its intended purpose.

8. Planning Considerations

The proposal does not introduce a new planning use and does not intensify the approved development.

The installation of the extract system is directly associated with the lawful operation of the approved cafe/community hall and represents a necessary operational improvement to the building.

The proposal is considered to preserve the overall appearance of the property while enabling the approved use to operate effectively.

9. Conclusion

This application seeks permission for the installation of an external commercial kitchen extract system required to serve the approved cafe/community hall use.

The proposal represents a modest external alteration which does not change the approved use of the premises, increase the scale of development or adversely affect the overall character of the building.

The proposed works provide the necessary ventilation infrastructure to support the approved operation of the premises and are considered to constitute an appropriate form of development.

Accordingly, planning permission is respectfully requested.