

Heritage, Design and Access Statement

June 2018

PROJECT: Conversion of Mill to apartments and change of use of nightclub to wine bar at Station Road, Batley.



View front Station Road

Planning History:

This is a resubmission of the previous full approved application number 2014/62/92635/E.

All proposals, details and design are the same as previously approved.

Current Use:

The site is located at Station Road, Batley. It is within the Station Road conservation area and listed by attachment to Jessops Mill.

The Mill area is over three storeys. This is over a partial lower ground floor area to the Station Road side, Upper ground floor and First floor levels.

The partial lower ground floor level to Bradford Road is currently vacant with the last known use as a night club. The remainder of the building and upper floors has last known use as a retail shop for the sale of musical memorabilia.

The Existing Building & Layout:

The drawing numbers 2674.01B, 02B, 03B & 04B demonstrate the existing layout on, site plan, floor plans, sections and elevations all to a relevant scale.

The building appears to have been constructed in three stages. The front section to Station Road is stone fronted with red facing brickwork to the gable and attached to the neighbouring building. The mid section has external stone facing walls with internal floor of cast insitu concrete over steel beams. The section on Bradford Road has stone facing walls with timber floors over timber floor beams and cast iron intermediate columns.

The ridge line spans from Station Road to Bradford Road. The roof covering is in natural blue slate supported over exposed timber purlins and exposed timber roof trusses.

There is a rear yard with access from Bradford Road. There is an existing building to the rear yard area which was last used as a garage and bin store.

The building is currently run down and in a derelict state. The building is not sealed and rain penetration is slowly causing damage to the fabric of the building.

The Proposed Design:



Internal and external visuals

The proposal involves the change of use of the night club to a wine bar for the section facing Bradford Road.

The Mill floor area has been proposed for conversion to 20No apartments.

The drawing numbers 2674.10B, 11C, 12B, 13A & 14B demonstrate the proposed layout on, site plan, floor plans, sections and elevations all to a relevant scale. The drawings numbers 20 & 21 illustrate the 3d site visuals internal and external.

Our design ethos on this project is to maintain the original Mill character in the conversion and adaption to apartments.

It would be necessary to insert new windows in the gable wall for the apartments to be feasible and for the fire strategy purposes. The size and proportion of the windows have been carefully laid out to fit in with the buildings character. The heads and sill are proposed in natural stone in the same size, scale and profile to match with the building.

The Juliet balconies are proposed to the lower ground floor plan only and will be finished with a plain glass balustrade for a sympathetic appearance.

The windows and most of the external doors are proposed in white aluminium - double glazed units - in a slim plain flat profile to a high standard that is respectful of the conservation area. The use of aluminium windows will reduce the future health and safety risk associated with decorating timber windows at height. Access to the gable is over the beck and the edge of the building forms the boundary line, working area is typically 14 metres here to window head level. The entrance door and side panel to Station Road is proposed in traditional four panel timber and painted to respect the character of the area.

Some of the adjacent buildings within the area contain aluminium framed doors and windows, this can be seen in the Beckside Court development. There is an example of white upvc windows used in the end block conversion to Jessops Mill.

To the rear yard it would be necessary to provide a spiral fire escape staircase for the means of escape to satisfy the building regulations. This metal staircase will be finished in black paint.

The rainwater goods will be renewed in box section marley aluminium alutec and round rain water down pipes. All rainwater goods to be finished in black paint.

The conversion will involve re roofing using the same natural blue slate roof covering. The existing roof lights will be refurbished / retained and with the use of mezzanines in the first floor apartments will create a duplex feature space.

Access:

The site is located within Batley Town centre and has good public transport links. Batley train station is within easy walking distance . Batley bus station is also within easy walking distance and located on a regular bus route.

We are aware of the requirements under Part M of the Building Regulations and as such, all designs shall aim to conform to the requirements of Part M, where the requirement exists. It is our aim to design buildings for optimum ease of use by their occupants and visitors.

Area impact:

The impact to the area is minimal as the proposals are internal with no additional floor area created. The design has considered the existing building fenestration in terms of detailing and proportions and this has been replicated in the proposals to match the character and style of the original building. Materials are proposed to match the existing using, natural stone walling, natural blue slate roof tiles, natural stone head and sill details to replicate the existing building.

Evaluation

We believe the proposals are in keeping with the materials, scale and mass of the existing building, we have given good design consideration to the setting of conservation area and the narrative of existing building.

The proposals will allow this run down building to be brought back to use and is typical of the other mill to apartment conversions within the area. We therefore respectfully request your approval on this planning application.

Further consultant information attached to this application:

- 1. Noise assessment by PHA to follow.***
- 2. Bat Survey by JG***
- 3. Flood risk assessment by Advant engineers.***