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# **DESIGN AND ACCESS STATEMENT**

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## **Heritage Statement**

**Propose Conversion of first and second floors of the former  
warehouse at Bar Street, Batley**

## **APPLICANT**

**375 Bradford Road**

**Batley**

## HERITAGE STATEMENT

PROPOSED CONVERSION TO FORM Residential Apartments at Bar Street, Batley, for Mr Ali Shan.

### DESCRIPTION

The property consists of a three-storey warehouse on Bar Street, Batley. The building has the benefit of a previous planning approval to form 2 flats. Work on this scheme commenced but was unviable due to the size of the units.

The site is within the Station Road, Batley Conservation Area. The proposal will retain all the existing features of the property retaining its historical link to the former textile industry prevalent in the area.

### PLANNING POLICY

Kirklees Unitary Development Plan

Station Road, Batley Conservation Area Document

National Planning Policy Framework

### PROPOSAL

The revised scheme is to subdivide the existing floor areas to form simpler one-bedroom accommodation. There is a general demand for single person accommodation in the area due to the excellent transport links locally. The site is adjacent major bus routes linking the area with Batley centre, Dewsbury and Bradford. Within walking distance is the Batley Railway station offering further links to major cities and countryside destinations.

The scheme will preserve all existing features both internally and externally allowing for repairs to the roof and external pointing. All existing openings will be utilised. The Conservation Area document acknowledges the run-down affect of the locality which is typified by vacant buildings. A similar scheme was partially completed on a building opposite, but the second phase appears to have been abandoned. The applicant is keen to progress on this revised scheme and is committed to commence work subject to the scheme being successful. The government has identified a need to bring older buildings back to life with the obvious benefits to the community and the neighbourhood.

### CONCLUSION.

The revised scheme is compliant with Local and National Planning Policies. The proposal will maintain and prolong the life of this historical building providing further benefits to the neighbourhood and providing in our opinion wholesale benefits not just for the immediate location but Batley as a whole.

**Philip Fletcher**

Building Design • Town Planning  
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