

Proposed conversion of 31 Station Road, Batley to form Residential Apartments

Design and Access Statement incorporating Heritage Statement

31 Station road is a grade 2 Listed Building and falls within a Conservation Area. The property consists of a large detached building set in a fairly prominent location on what was originally a prosperous area adjacent the Railway station. Unfortunately, these large buildings and the decline of the shoddy industry as a whole as led to the steady decline in this area. The building was latterly used for offices at upper floors with small commercial operators working out of the lower levels. The upper floors are now vacant and in sections dangerous due

to the influx of rain from the damaged roof. The current owner and applicant has subsequently repaired the roof.

Our submission is to convert the building to residential use. The works will be totally internal retaining all external features. We submit that the conversion is consistent with planning policy both nationally and locally in that it provides both a use for the building and meets the demands for

housing accommodation. Several similar schemes have been undertaken in the locality. The building has a further benefit in that off-street car parking is available. The car park is hard surfaced and will form part of the site. The conversion is furthermore considered wholly sustainable by its location within walking distance of public transport routes by road and rail. Local amenities, retail outlets and the Batley Town Centre all fall within walking distance.

The building interior has no features retained from its original stricture. The former office conversions were formed by simple partitions with modern suspended ceilings. The major saving grace is that the existing windows were retained. The windows appear to be in reasonable condition and our scheme allows for the retention and repair of all the existing windows and doors.

The conversion would obviously bring the building back into full use to the benefit of the actual building fabric and also generate interaction in the immediate area by additional residents interaction, benefitting both the local area and the local businesses. Furthermore we respectfully submit that the scheme is consistent with the aims of Kirklees Conservation Area policies, The National Planning Policy Framework and Kirklees Policy documentation.

In conclusion we submit that our scheme is consistent with the aims of the Local Authority to regenerate the Batley area.