

CARLINGHOW HILL NURSING HOME

RESIDENTIAL REDEVELOPMENT—DESIGN & ACCESS STATEMENT





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Visualisation of the restored former Batley Hospital building, a building of great historic significance and a heritage asset, which underpins the design and scale of the scheme and justifies the urgent need for redevelopment of the site.

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Visualisation of the proposed terraced units which compliment the existing Victorian housing stock opposite as well as the former hospital building, in terms of scale and materiality, while introducing high quality design to enhance the street scene.

1.0 Introduction

1.1 This report has been prepared by Hasan Dadibhai (BA Hons, PG Dip, ARB RIBA).

1.2 The report provides supporting information for proposals for the change of use of the former Carlinghow Hill Nursing Home in Batley, to apartments, with partial demolition and residential development of a mix of terraced, semi-detached, and detached housing to the rear.

1.3 The report outlines the planning, design, and access considerations of the development, in the context of local and national planning policy, as well as discussing the impact upon the character of the conservation area.

2.0 Background

2.1 This report has been prepared by Hasan Dadibhai (BA Hons, PG Dip, ARB RIBA).

2.2 The report is in relation to a proposal for the change of use from A1 shops to A3 cafe at 22 Commercial Street, Batley, WF17 5HJ, with alterations to the shopfront.

2.3 The report outlines the planning, design, and access considerations of the development, in the context of local and national planning policy, as well as discussing the impact upon the character of the conservation area.





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Visualisation of the proposed detached units to the north of the site, maintaining the local vernacular with the incorporation of natural stone, but also presenting a contemporary design language.

3.0 Site

3.1 The site is located on Carlinghow Hill, Batley.

Batley is a town in the Metropolitan Borough of Kirklees, West Yorkshire and lies 7 miles south-east of Bradford, 7 miles south-west of Leeds and 1 mile (2 km) north of Dewsbury, near the M62 motorway. The application site is located north-west of the Town Centre.

3.2 The application site is approximately 1.88Ha. It is currently occupied by a collection of 3-4 storey natural stone cottages which were originally built and served as Batley Hospital.

3.3 Having closely studied the brief and assessed the area, this application proposes a design which addresses the brief of the applicant while remaining sensitive to the character and amenity of the predominantly residential area. In doing so, the design has embraced sensitive architectural language, incorporating appropriate materials, to create a well considered proposal, while delivering the most appropriate and viable use for the site.

3.4 The design is sensitive to the underlying character of the area in terms of height, scale, mass, materials, and orientation. At the same time, it has explored a fresh approach to design, in a manner which respects the historic significance of the existing buildings, enhancing it through high quality design and specification.

4.0 Use

4.1 A brownfield site, it is largely occupied by a set of cottage buildings formerly serving as Batley Hospital and then as a nursing home before being vacated. The properties are currently vacant.

4.2 The proposal seeks to carefully restore and convert the now substantially dilapidated and fire damaged hospital building to 20 no. apartments, rescuing it from further damage and bringing it back to use which is the only viable path for its survival. To make this viable, an additional 20no. Mix of housing is proposed to the rear of the site.





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Visualisation of the proposed detached and semi-detached units to the north of the site.

5.0 Appearance

5.1 The existing properties along Transvaal Terrace comprise of traditional 2 storey stone built Victorian terraces to the south west, with a 3-4 storey stone built former hospital to the north east.

5.2 The site is located within the Conservation Area. The conservation area was extended specifically as a result of the historic significance of the former hospital building.

5.3 The historic character of traditional Victorian street scene has formed the basis for the design of the new scheme. This is reflected in the scale and massing, as well as the selection of materials, incorporating well-proportioned glazing, as well as natural coursed stone sourced from a local quarry, and roof material which matches the existing slate.

5.4 The proportions of the structural openings have taken design influence from the existing buildings, with vertical proportioning and sash style design.

5.5 The inclusion of zinc adds contemporary architectural flavour to the appearance, successfully breaking up the elevations with a colour to mirror the natural slate.

5.6 Framed entrances have been designed using grey render to define the house entrances with a strong design language and material mix, without using colours excessively detracting from the historic character.

5.7 The resulting design takes into account the character of the original buildings whilst enhancing the street scene through high quality sensitive design. In doing so, the

scheme brings the site back in to use to secure its long term sustainability.

6.0 Access

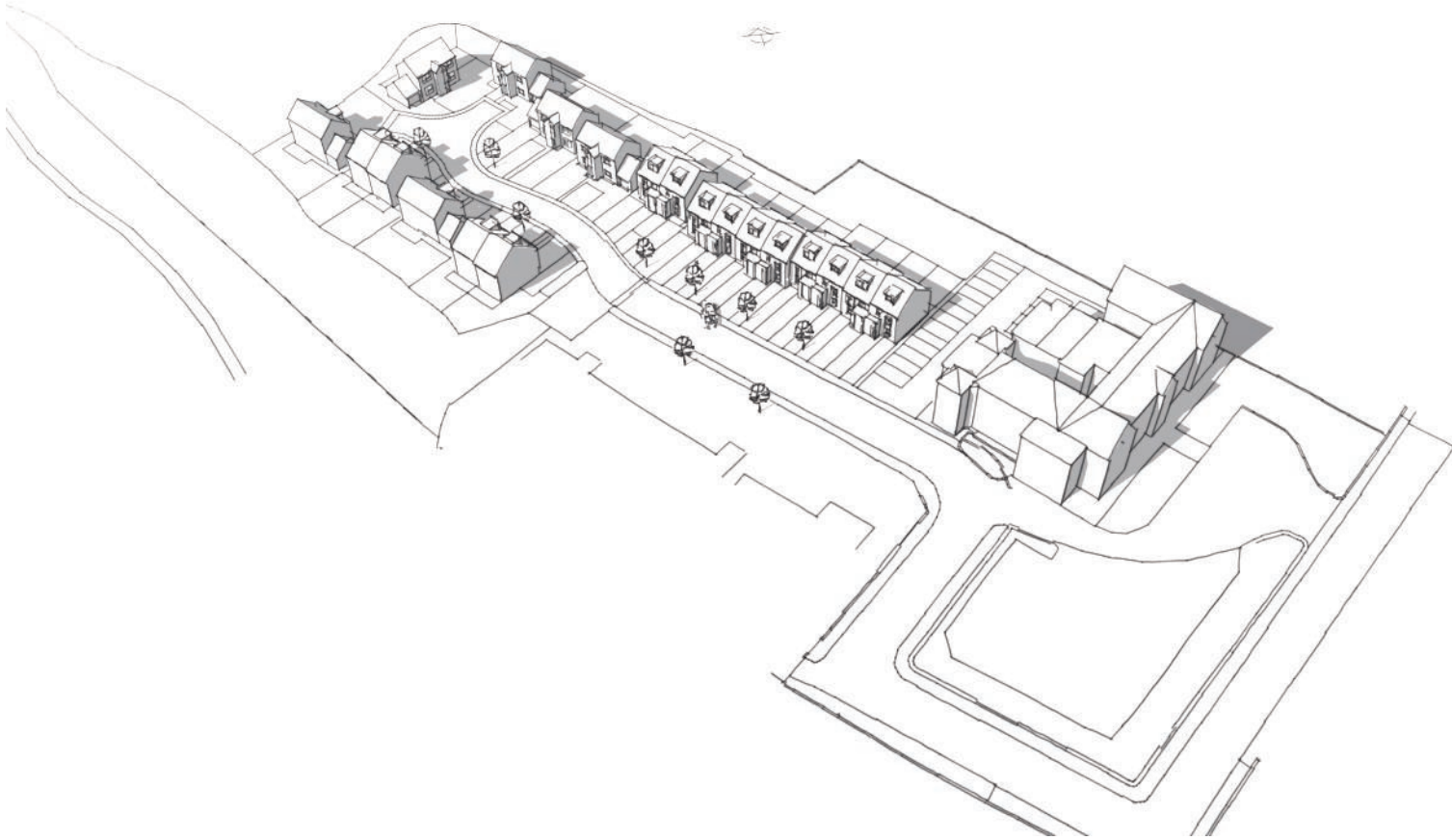
6.1 There is access to the site from both Carlinghow Hill and Transvaal Terrace. A separate report has been included to demonstrate requirements for Highway safety have been satisfied.

6.2 There is level access at ground level for all residential units, and the apartments will be equipped with both ambulant stairs as well as a lift, in compliance with Part M of the Building Regulations.

7.0 Scale

7.1 The proposed new housing is subservient in scale to both the existing housing and the former hospital building. In addition, the new housing leaves generous spacing away from the hospital building to respect its architectural dominance.

7.2 The size and scale of the proposed houses will preserve / enhance the relationship with the existing buildings.

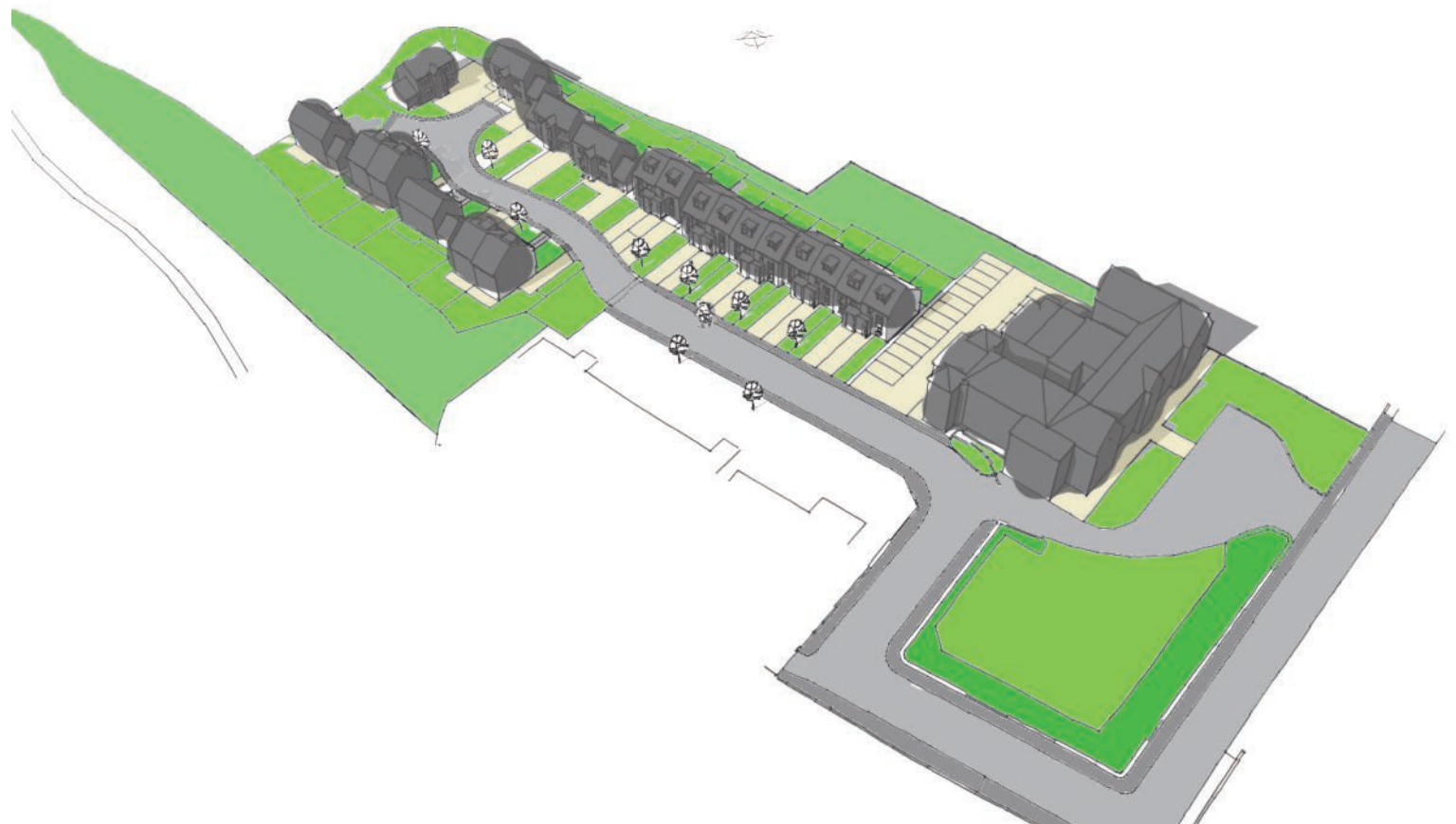


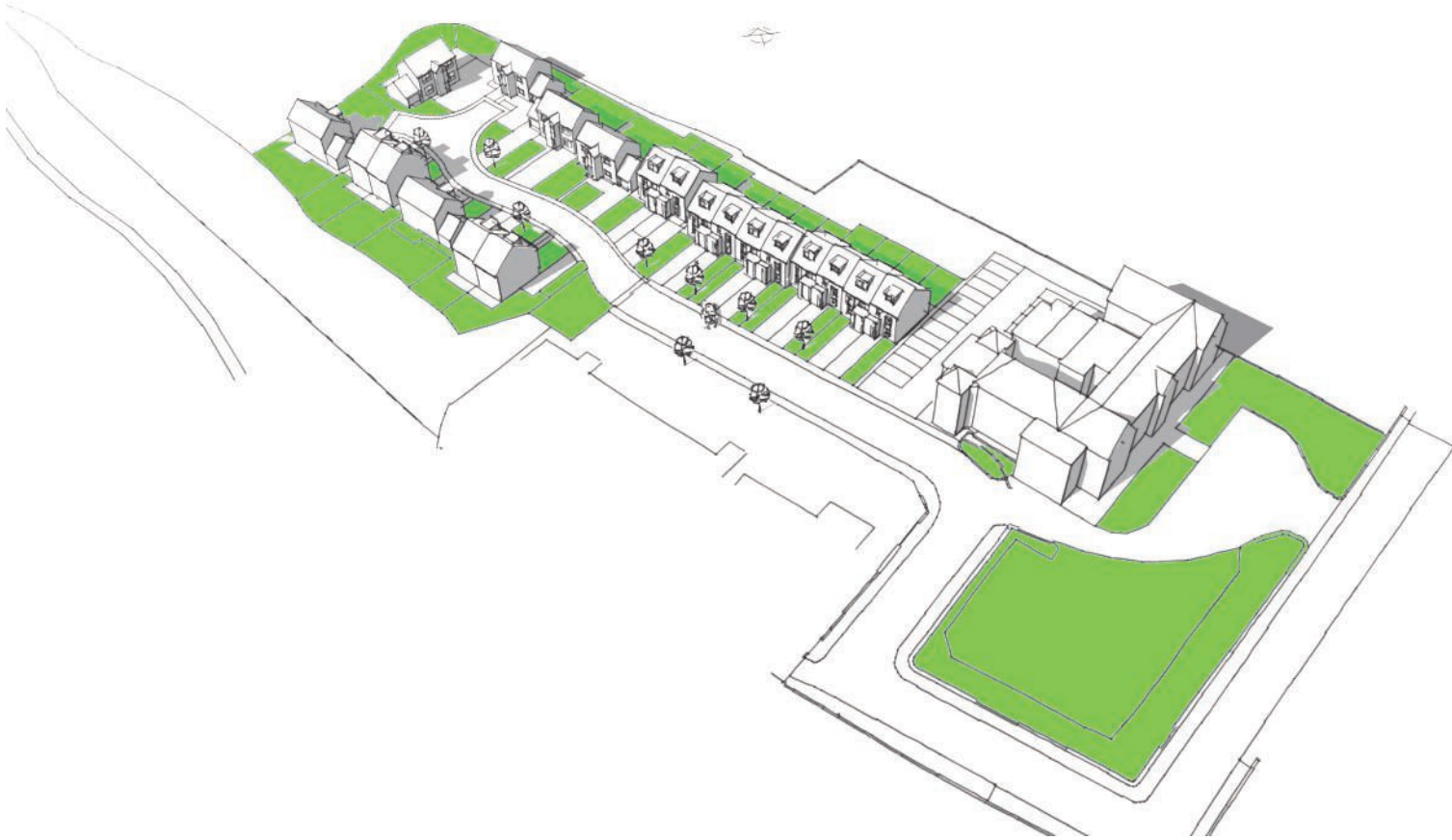
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Sketch illustrating site with proposed massing

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Sketch illustrating site parameters



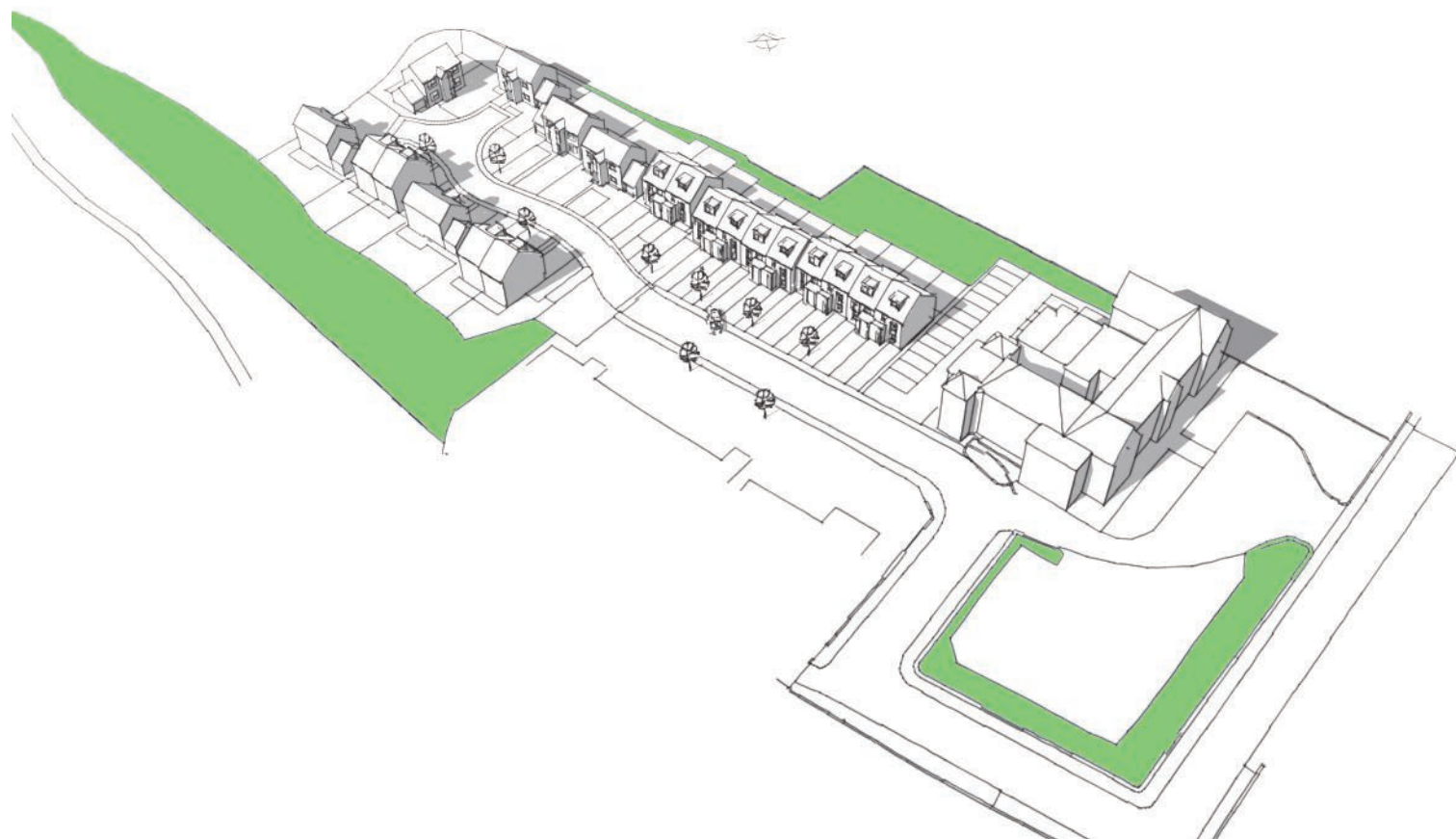


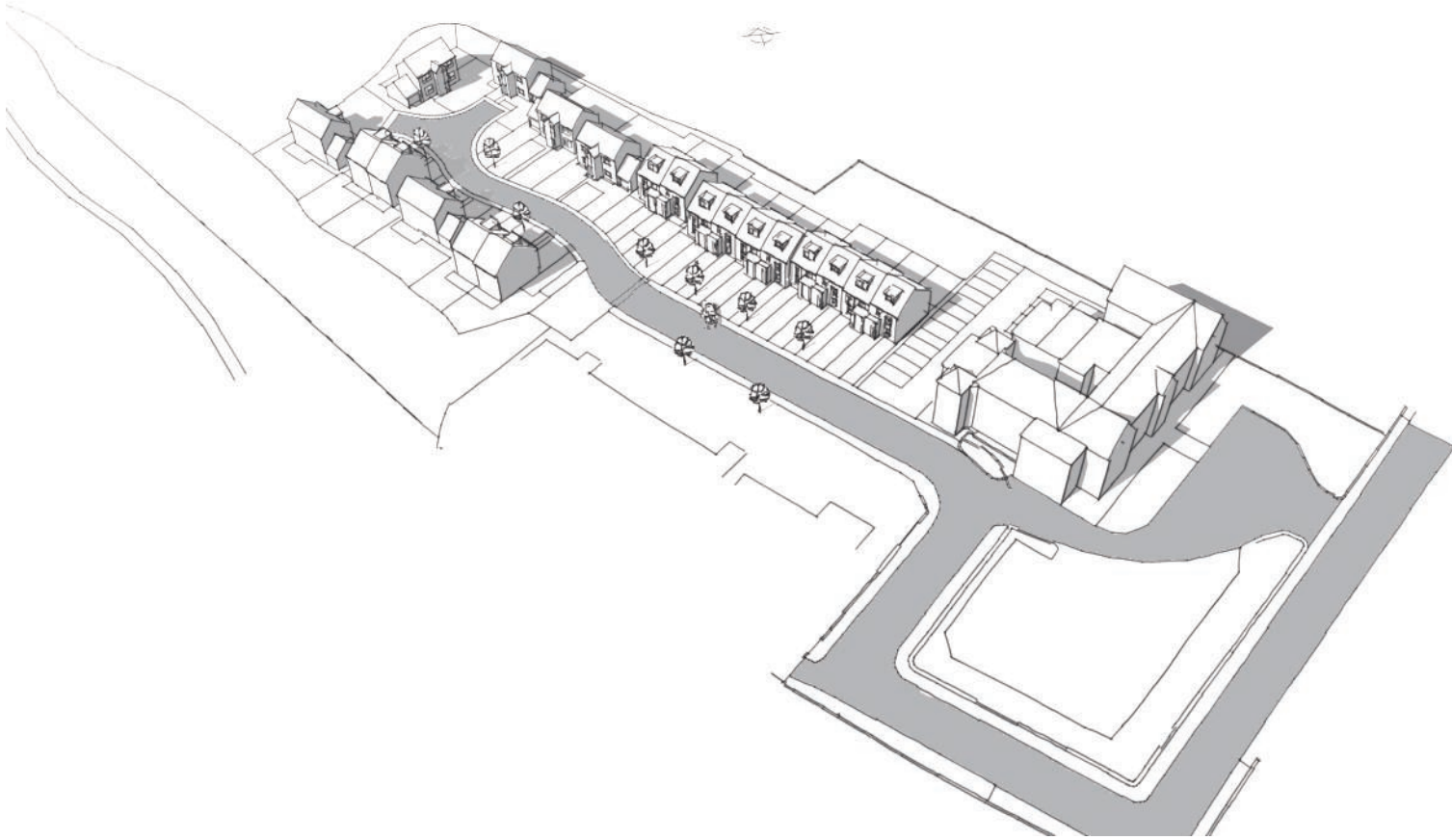
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Sketch illustrating proposed soft landscaped areas

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Sketch illustrating Planting to site edges



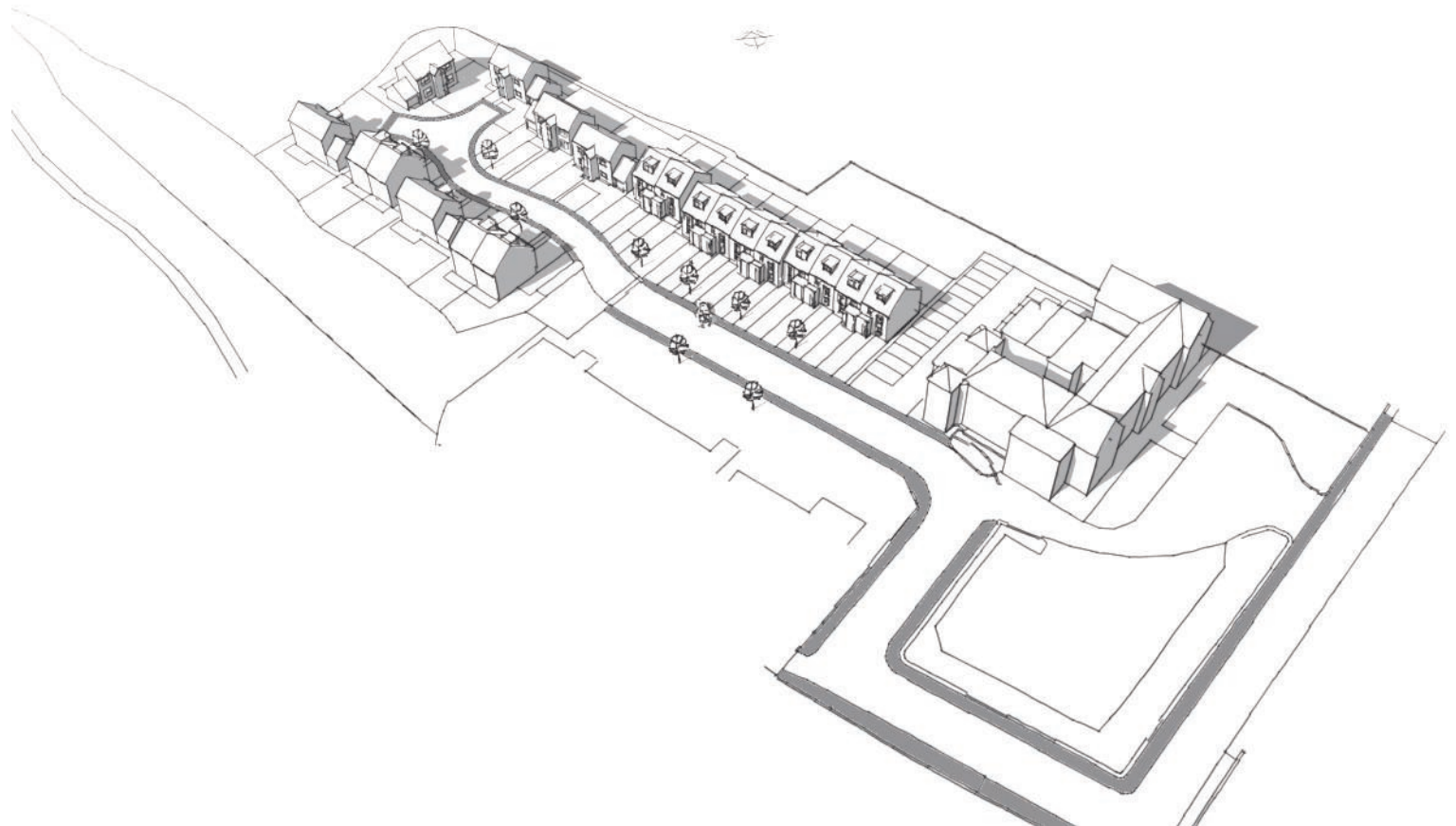


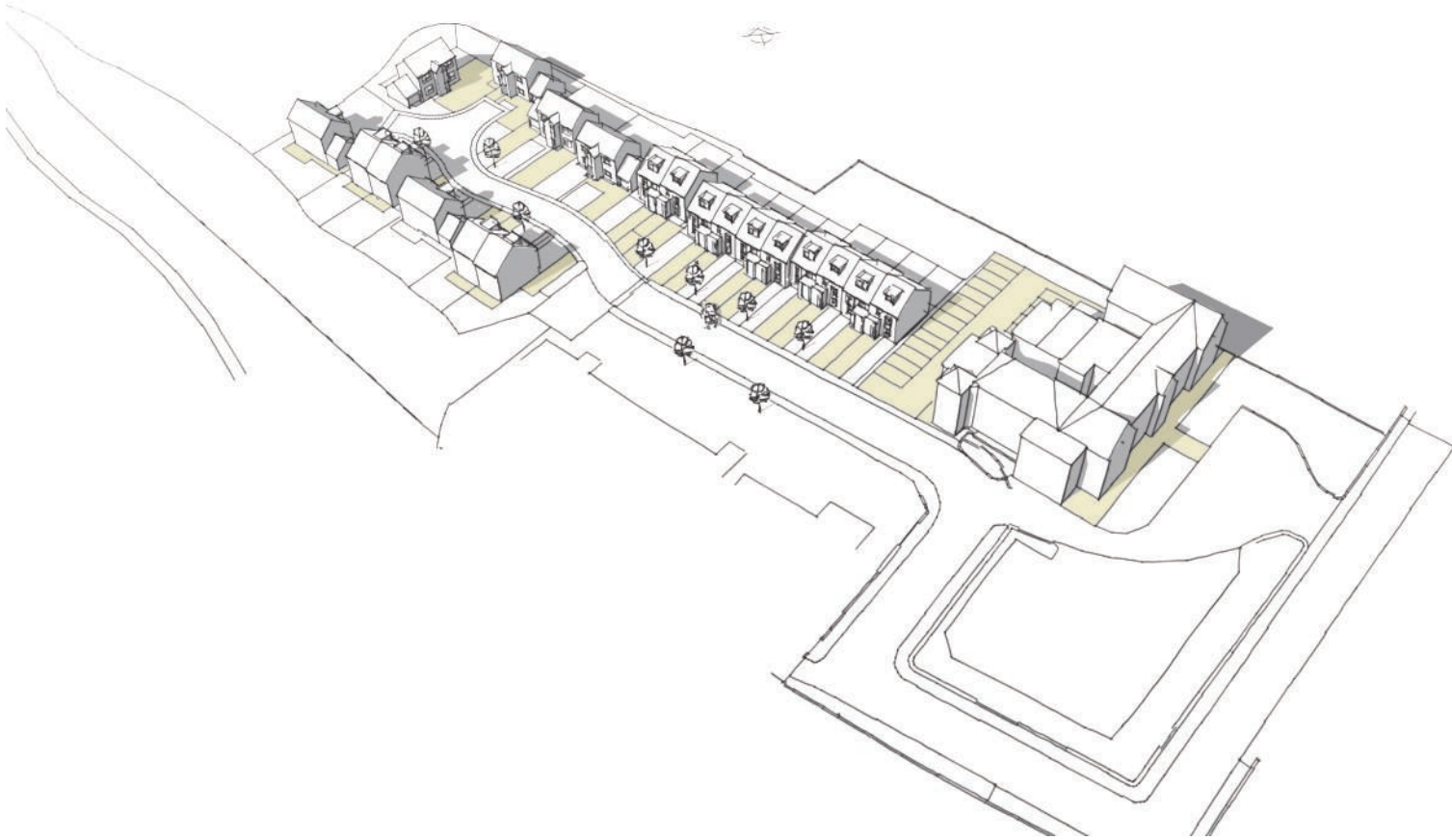
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Sketch illustrating primary vehicular circulation

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Sketch illustrating pedestrian circulation



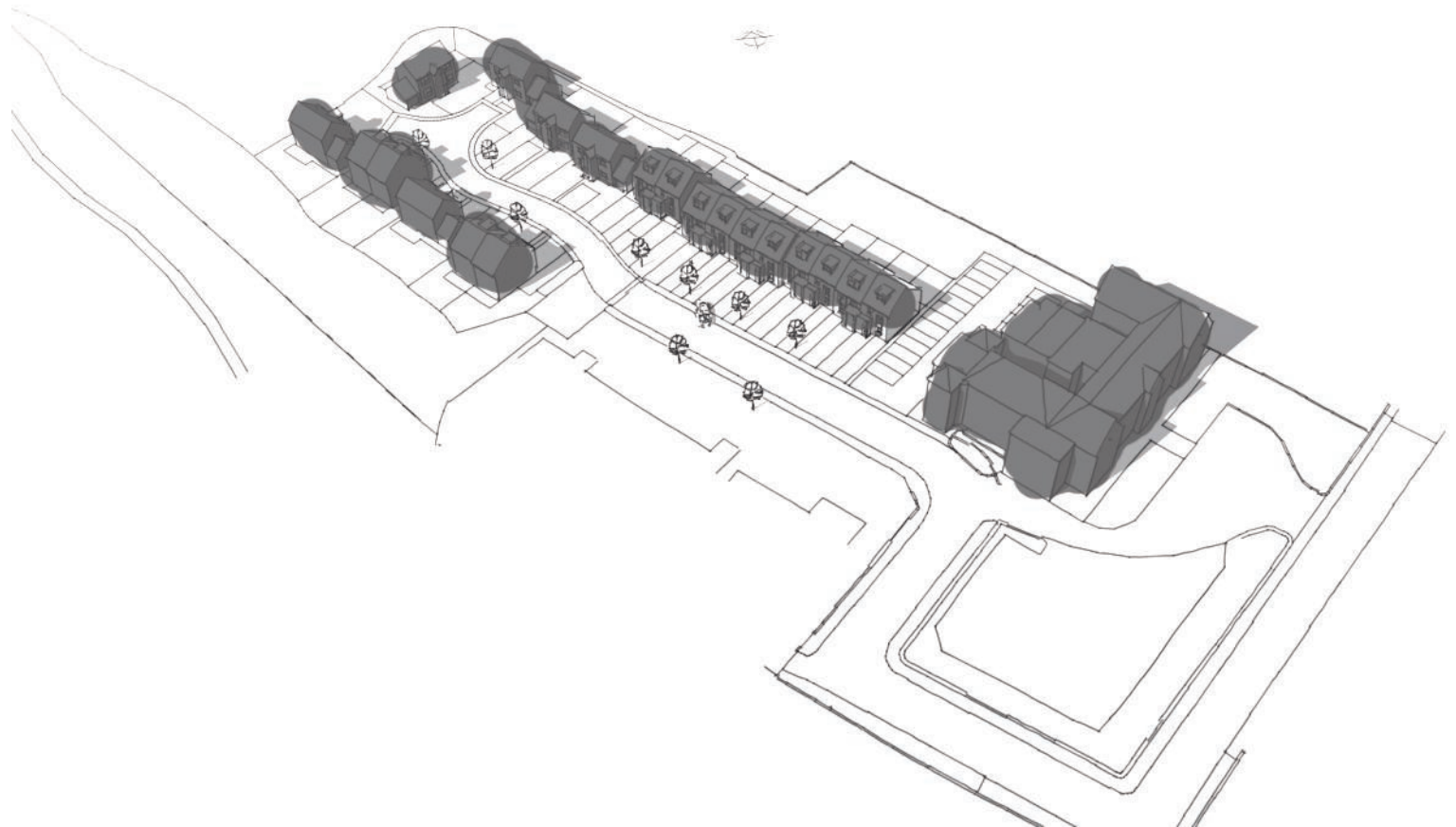


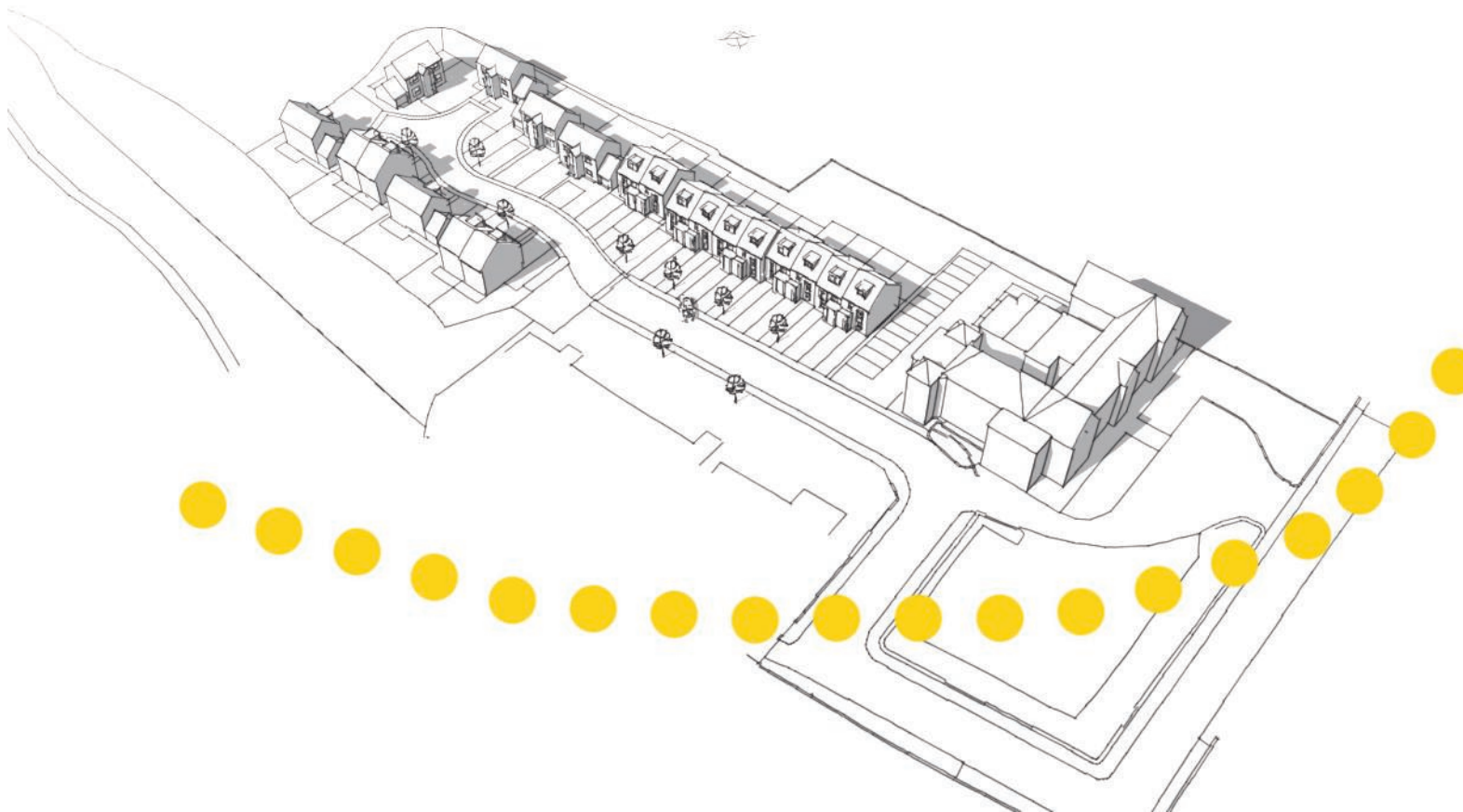
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Sketch illustrating proposed hard landscaping, driveways , and parking areas.

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Sketch illustrating proposed massing





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Sketch illustrating sun path

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Sketch illustrating pedestrian connections

