

DESIGN & ACCESS & HERITAGE IMPACT ASSESSMENT

29.02.21

SITE:

1 Market Place
Batley
WF17 5DA

DESCRIPTION:

Change of Use from A2 (Estate Agent) to A3
(Restaurants and cafes)

REF: 20163-A

1.00 Introduction

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

1.02 The report is in relation to a proposal for the change of use from A2 estate agents to A3 Restaurants and Cafes at 1 Market Place, Batley, WF17 5DA.

1.03 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 listed building and character of the conservation area.

2.00 Site

2.01 The site is located on Market Place, Batley.

2.02 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 within the Town Centre

2.03 The application site is approximately 90 sqm. A brownfield site, it is occupied by an existing 3-storey commercial building.

2.04 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 commercial area. In doing so, the design has embraced sensitive architectural language, incorporating appropriate materials, to create a well considered proposal.

2.05 The design is sensitive to the underlying character of the area in terms of height, scale, mass, materials, and orientation.

3.00 Planning History

3.01 Listed Building Consent For Erection Of 1 No Illuminated Fascia Sign and 1 No. Non-Illuminated Fascia Sign (2000/65/93769/E1)

3.02 Alterations to Shop Frontage (95/62/90609/E1)

4.00 Use

4.01 The existing makeup of Market Place is primarily commercial with A3 and A5 units.

4.02 The proposal seeks to change the current unit from A2 Estate agents to A3 Restaurants and Cafes to bring the property back into occupation to reflect market conditions. The proposal also seeks to create an alternate access from the rear to the upper floors.

4.03 The opening hours would be Mon-Sun 11am – 12Midnight

5.00 Appearance

5.01 The proposal seeks to change the use of the ground floor shop whilst maintaining the front facing elevation onto Market Place, and creating a new access to the upper floors from the rear. Therefore there is minimal disturbance to the primary elevation.

6.00 Access

6.01 There is access to the site from Back Providence Street to the side and rear of the property which meets requirements for Highway Safety.

6.02 There is level access at ground level for all units, in compliance with Part M of the Building Regulations.

7.00 Scale

7.01 The size and scale of the building will remain the same.

8.00 Heritage Characteristics

8.01 The surrounding Victorian properties date back to the 19th Century and consist of terraced shops which line both sides of the street.

8.02 The building is of traditional build with stone frontage at the upper floor levels and stone detailing, dentils, heads and cills around upper windows and eaves level.

8.03 The shopfront consists of traditional cornice, console, fascia, architrave, transoms, pilaster, stall risers, and plinths. The historic features will be preserved.

9.00 Heritage Impact Assessment

9.01 As demonstrated, there will be minimal disturbance to the frontal elevations. The proposal will maintain and preserve the historic shopfront features to ground floor level and stone features presented by the property at the upper floor levels, thereby enhancing the character of the conservation area and listed building.

9.02 In order to incorporate the proposed use and satisfy environmental health requirements, a ventilation stack has been added to the rear elevation. This ensures minimal disruption to the front and side gable elevations, limiting impact and being similar to neighbouring listed properties along Market Place.

9.03 Whilst it is acknowledged the ventilation stack will have an impact upon the character of the listed building, the benefit of keeping the building occupied far outweighs this harm, and continued inoccupation will inevitably lead to its deterioration.

9.04 The window to the rear elevation will be replaced with a timber framed obscure glazed window. Whilst it is acknowledged there will be an impact upon the character of the listed building, the benefit of keeping the building occupied far outweighs this harm, and continued inoccupation will inevitably lead to its deterioration.

Conclusion

10.01 There will be no alterations to the front, other than a replacement door, and side facing elevations along Market Place. This will preserve the historic characteristics of the conservation area and the listed building.

10.02 The proposed access to the rear will causes minimal disturbance to the street scene whilst maintaining access to the upper floors.

10.03 It is essential that all buildings, particularly those of heritage value, are kept occupied for their long time health and preservation, having had little interest in its existing use our client is seeking to bring back this important listed building into use and thereby sustain its long term health. This is clear in para.195 and 196 of the NPPF.

10.04 There is a presumption in favour of sustainable developments, in accordance with policy within the NPPF. The application is therefore considered in line with both local and national planning policy.

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