

The Merchants House, Carlinghow, Batley

Design and Access Statement



Appearance

There will be no significant change to the appearance of the listed building as the materials used for the repairs will be as the existing material or, in the case of the roof cover, the original, to ensure the character is not lost.

Layout

The layout of the building will be retained 100%. The entrances, stairs and circulation patterns will be unaltered to maintain the interpretation of the original layout.

Scale of Development

The scale of the work is considered minor as residential repairs. The proposals are for repairs contained within the existing footprint of the building.

Proposed Used

The building will continue to be used as a dwelling.

Access to the Development

The main mode of transportation used to access the private dwelling is vehicular. There is moderate parking provision within the curtilage of the building, accessed off South Bank Road. There are no changes proposed to the access.

Flood Risk

Based on the Flood Map For Planning provided by the Environment Agency, it has been determined that the building is located outside of all designated flood zones. Furthermore, the proposed repairs to the building are not expected to result in any additional flood risks in the surrounding area.

Ecology

The site does not lie within an alert bath zone. Bats have not been observed and during a squirrel infestation, specialists surveying the roof did not observe bats-related evidence.