

Statement in support of proposed division of existing Warehouse and external alterations at **507 Bradford Road, Batley**



JG-D has been instructed by Carlinghow Mills Ltd to prepare a planning application for the creation of six trade counter units and external alterations at 507 Bradford Road, Batley.

The existing building is a single volume brick clad portal framed industrial shed which sits parallel to Bradford Road, in part defining the boundary of the Carlinghow Mills estate. Carlinghow Mills is located approximately 0.6km from Batley town centre and 3km from the junction 27 of M62 and the wider motorway network. It is bounded to the north by Bradford Road and to the south by Cross Bank Road. Although the area is predominantly industrial in character, with historic mill buildings and more recent profiled metal clad sheds to the West, there are residential developments intermingled and the site lies wholly within the Cross Bank Conservation Area.

The applicant bought the site in 2017 and has undertaken a general program of enhancements, including the erection of new units (App nos 2018/ 92734 & 2019/ 90716) arrayed around a service yard which faces the application site.

The existing building is seen as an anomaly in terms of the site wide building stock and offers an underwhelming blank brickwork elevation to the street. Although erected relatively recently

– late twentieth Century – the building has aged poorly, and clipped eave and verge details have resulted in unsightly weather staining to the brickwork panels.

The applicant has explored various options to improve the external appearance of the building and made a pre-application enquiry in 2021 (2021/21180) to undertake a simple re-clad of the building. Although well received in terms of design, the use of the building was queried by the LPA and the pre-app was never formally concluded. The subsequent planning application (2022/93926) similarly stalled and was ultimately withdrawn.

The site lies in Zone 2 of the Environment Agency Flood Map, being the zone with risk of 1 in 1,000 year (0.1% AEP) or greater for river flooding from Carlinghow Brook.

Background The proposed scheme seeks to transform the existing envelope by removing the brickwork skin and adding glass and metal cladding to reflect the new units within the site. The building orientation creates shading to the public footpath on Bradford Road which is further impacted by on street parking. Setting the proposed shopfronts back from the pavement line at ground floor level gives space to breathe whilst illuminated signage and display windows will help to create an active frontage to invigorate the streetscene. The existing portal frames will be augmented by a secondary frame supporting intermediate floors. The line of support will be clad with colour coated aluminium cladding with infill glass panels between. Areas of vision glazing will be mixed with lookalike to meet the requirements of Approved Document O of the Building Regulations. The side and rear elevations will be overclad with composite metal panels with the signature contrasting stripe at mid floor level. Ribbon windows to the rear elevation will serve ancillary spaces at upper floor levels whilst at ground floor level aluminium shopfronts will provide both goods and customer access to the proposed trade counters.

As previously noted, confusion regarding the existing use of the building prevented the successful conclusion of the pre-app but subsequent consultation with the LPA has helped to establish a back story for the application building. It was originally granted planning permission as an “industrial unit” as part of the re-development of the wider site (95/62/93204/E1). R Spivey and Sons Ltd occupied the building from 2012 until 2017 supplying new and reconditioned steel and plastic drums from 20 litres to 220 litres. They relocated to their current site in Birstall and the unit was taken by QFD Floors & Doors Ltd who used the building for storage with ancillary public sales. It is opined that the building has an established B8 use.



Quality Floors Direct

Planning Policy Since the use of the building will not change, policy relates primarily to the impact the proposed external changes will have on future building users and the wider setting. The redevelopment of an existing building is fully supported by the NPPF both in terms

of its embodied energy and future demand whilst the Kirklees Local Plan seeks to create both Wealth and Employment.

The pre-application consultation drew particular attention to LP24: *Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal....*

Proposals should promote good design by ensuring:

the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.....

high levels of sustainability, to a degree proportionate to the proposal, through:

The re-use and adaptation of existing buildings, where practicable;.....

The proposed scheme re-uses the existing steel frame effectively clad in a new skin. The scale of the building is predetermined but relates to its immediate neighbours. The existing brickwork skin has no precedent on site however and the use of composite cladding matches the recently completed units and better suits the form of construction. The introduction of a glass façade to Bradford Road activates a currently lifeless elevation and the opportunity to add illuminated signage will add interest. It is opined that even a simple design with a limited palette of materials will transform a tired and lifeless building into a signpost for Carlinghow Mills to sit alongside the existing Victorian frontage.

Details of the proposed materials were requested at Pre-application stage. The alterations were intended to match the recent buildings to the rear:



Pressed trimline gutter_Ral
7016 Anthracite Grey

Composite cladding
panel_Kingspan Microrib
MR Ral 7016 Anthracite
Grey

Composite cladding feature
panel _ Kingspan Microrib
MR Goosewing Grey BS
10A05

Ppc aluminium
Shopfronts_Senior SPW Ral
7016 Anthracite Grey

Conservation and Design Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of

preserving or enhancing the character or appearance of that area. The site is located within the Cross Bank Conservation Area which runs from Batley Cemetery across Bradford Road to Batley Grammar School. It is characterized by a range of industrial buildings reflecting the dramatic manufacturing changes across the latter half of the 18th and 19th Centuries. The stone built mill buildings vary in scale and continue to evolve in response to the changing economic climate - including a large scale residential conversion across the Blakeridge Mill Site. Carlinghow Mills provides a mix of uses in both new and old structures across a stepped site. There are no listed structures within the complex.

Impact Assessment 507 Bradford Road is a disappointing infill between traditional stone built Warehouse Buildings. The disparity of the Building is heightened by its position with the continuous frontage to the Highway broken at the application site, offering views into the wider Mill complex. Although the proposed scheme is a deliberate contrast to its immediate neighbours, it is a reflection of the buildings within the site and by virtue of the two access points at either end of the scheme the same relationship is visible – historic stone buildings alongside modern industrial sheds.

The pre-application response described the original building making a negative contribution to the character of the Conservation area. The applicant opines that the proposed works will not only improve the appearance of the existing building and enhance the Conservation area but also serve as a catalyst for this area of Batley, bringing both employment and spending.

Highways The scheme was originally conceived to offer interest to Bradford Road with back of footpath shopfronts accessing Trade Counters with storage areas beyond, serviced from the Carlinghow site. The pre-app response from Highways Development Management requested access from within the site to discourage on-street parking and loading.



Parking on Bradford Road

Site investigations have shown that on-street parking is already an issue and the units have been flipped with all access from the rear, serviced by a designated walkway from dedicated parking and the shopfronts to Bradford Road amended to create display windows.

Parking is to be provided within the site with 18no spaces located around the Beck. 10% of the spaces will include EVCP and 2no spaces will be disabled accessible. A supporting Highways statement and servicing drawing accompanies the application.

Flooding The development site is within Flood Zone 2 and is classed as a minor development whilst the use is classified as less vulnerable. A Flood Risk Assessment accompanies this application. It is opined that there is no requirement for sequential or exception tests.

Security Measures Carlinghow Mills is a gated estate although the number of different tenants and visitors necessitates any access control to remain open during working hours.

The site has an estate wide security system including alarms, cctv and lighting which is centrally controlled and covers the application site.

The proposed overclad of the existing building will allow the retention of the existing brickwork to three elevations, the proposed glazing to Bradford Road will include integral shutters for night-time operation. Proposed doors and windows are aluminium shopfront construction designed to PAS 24:2016 including laminated glazing as specialist design.

Ecology Although a preliminary ecological appraisal of the site was initially considered, specialist advice recommended a Bat Roost potential survey report. Whilst the building was considered to have low roost potential, the immediate environs was considered suitable bat habitat and further survey work has been recommended.

Although passage of the scheme to date has been protracted the applicant is now keen to progress and opines that the redevelopment of the existing building will only have a positive impact on the area. He is therefore seeking the support of the LPA in delivering the project.

From: R Spivey & Son Ltd <Sales@spiveydrums.co.uk>
Sent: Thursday, July 20, 2023 9:15 AM
To: jim@jg-d.co.uk
Subject: RE: Bradford Road, Batley

Hi Jim

Yes we can confirm that we did use the building for storage of new packaging from 2012 to 2017.

Kind Regards

Rebecca Leigh
Senior Administrator

R Spivey & Son Ltd
30 Pheasant Drive
Birstall
Batley
WF17 9LT

01924 422552

From: jim@jg-d.co.uk <jim@jg-d.co.uk>
Sent: Wednesday, July 19, 2023 2:27 PM
To: R Spivey & Son Ltd <Sales@spiveydrums.co.uk>
Subject: Bradford Road, Batley

Good afternoon,

Further to the call I write as promised to better explain my problem and hopefully get your help!

I have been appointed by Carlinghow Mills to help with a general refresh of the site. They have done a couple of new sheds and now want to signal their presence to a wider audience. 507 Bradford Road offers a blank elevation to the road and they'd like to put some glass into it with trade counter style units behind to complement the other work that's been done.

The Planners have queried the Use Class of the building and asked me to prove it has been used for storage previously. I have been told that you were a longstanding tenant prior to your move to Birstall and it would help if I could state the length of your tenancy, departure etc to help my case?

Sorry it's a random request, doesn't need to be to the day but broad dates would be brilliant!

Thanks in advance.

Jim Granger RIBA INaPS
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