

## Design Statement

### Proposed Housing at North Bank Road, Batley

#### 1.0 Introduction

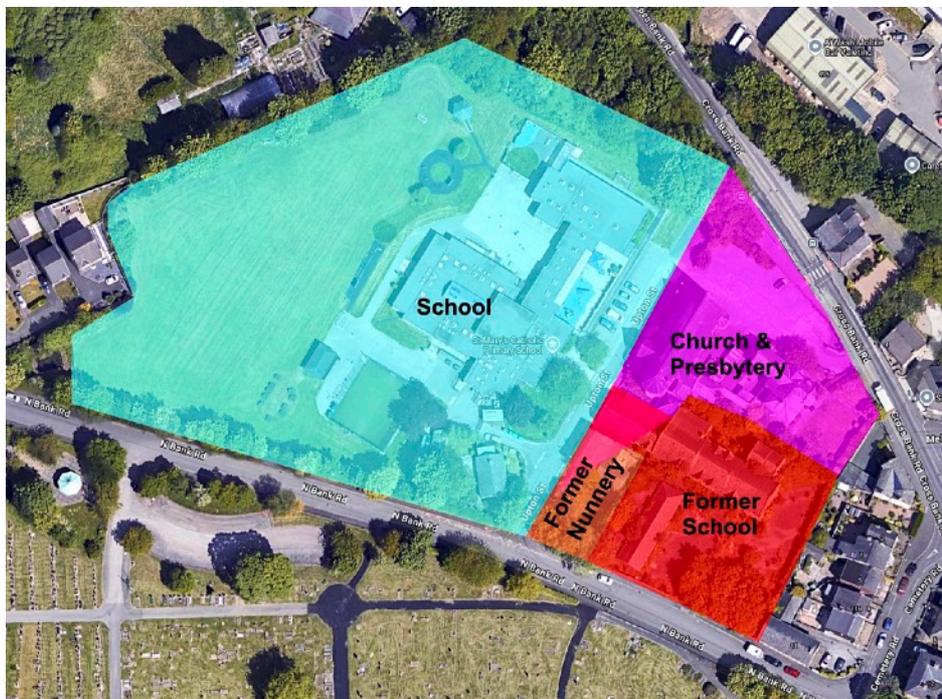
The proposal is for housing off North Bank Road, Batley. The site is currently occupied by a redundant school building and nunnery. The school building is attached to the listed (grade II) RC Church of St Mary. Part of the school building is to be retained and incorporated within the church as a parish community hub. This will be available for community activities and as ancillary accommodation for the church and for St Mary's RC Primary School.

#### 2.0 Requirements of the Brief

The school buildings are not fit for purpose for educational use, due to accessibility, layout and other constraints, nor are they suitable for use associated with the church. The former nunnery is in poor structural condition. A new school has been built on the land adjacent and the buildings within the development site are now redundant.

There is a need to return the earlier part of the school to an appropriate viable use to secure its future and prevent deterioration which may impact on the listed church building. The retention of the original school building will have a considerable conservation deficit. It is proposed to redevelop the remainder of the site to offset this shortfall and to return the site to an active viable use.

The conversion of buildings within the school perimeter to residential or other uncontrolled use raises safeguarding concerns and is considered inappropriate.



*The site, with the church and school to provide context.*

### 3.0 Proposals

It is proposed to retain the earlier section of the school building which is attached to the church and linked internally to form a parish community hub. This will be a multi-use space to support community, parish, after school and pre-school activities. To facilitate this use an external playspace and yard area will be created, together with a landscaped garden at the rear.

The later nunnery building will be removed to improve access to the school, and to increase the visibility of the church and hub from North Bank Road and within the wider landscape. This will also allow the formation of the external play space.

The remainder of the site will be redeveloped for housing. Ten houses are proposed with a new access formed from North Bank Road. This avoid overlap with school traffic and any resulting traffic safety issues, whilst addressing safeguarding concerns with the school.

The remaining areas of the site will be landscaped to improve the appearance of the area, enhance the setting of the listed church, provide space for informal outdoor recreation and improve the biodiversity of the site.



*Proposed site layout*

### 3.1 Design and Layout of Houses

Houses are proposed in two terraced blocks.

The houses to North Bank Road will be designed to fit with the Batley workers housing vernacular. A terrace of two storey houses is proposed, with a shallow, dual pitched roof over all. The houses will be set back from the road with small front gardens. Parking will be at the rear of the block within the site, with the parking to gable ends set back to provide soft landscaped relief to each end of the terrace. Low garden walls are

proposed to North Bank Road and to the new access. Higher walls or fences will edge the school site.



*Design context: Housing in Batley near the site.*

The houses within the site will be designed to reflect the form of the former school annex. It is proposed that they have regular elevations in stone, with steeper dual pitched slate roofs and dormers hinting at the form of the former school. This also reflects that of other more mannered workers terraced housing in the West Riding. Open gardens and parking is proposed to the front of dwellings with larger rear gardens enclosed by higher garden walls or fences to the rear.



*Design context: The former School annex and workers housing with dormers*

### **3.2 Parish Community Hub**

The original part of the school is linked to the church and contributes to its setting. It is proposed to retain this section of the building, returning it to use as a multi-use space to support community, parish, after school and pre-school activities. To facilitate this use an external playspace and yard area will be created in front of the building, together with a landscaped quieter garden area at the rear.



*The school building, with the church to the left.*

### **3.3 Remainder of site**

An area alongside the school entrance will be used for parking to reduce the number of cars entering the main school site. The area alongside the parking will be landscaped to improve biodiversity and provide an additional green space for use of the school.

### **4.0 The impact of the works**

The proposals include the retention of the listed church. This will be unaltered by the proposals though its setting will be enhanced by the opening of views from the surrounding area.

The Presbytery, together with the link buildings including chapel, vestry and passageways are considered to be listed by attachment. These form part of the setting of the church and are considered to have associated significance. The Presbytery and ancillary additions to the church are unaffected by the proposals.

The original school building is considered to be listed by attachment and to form part of the setting of the church. This is to be retained and returned to use as a Parish Community Hub, available for social use associated with the church, the school and the wider community. It will also provide for school activities and extra-curricular use. To facilitate this a play space is proposed to the front of the building, visible and accessible visible and accessible from the hub and the school approach. A garden for quiet contemplation and to provide a nature habitat will be provided in a sheltered zone to the rear. The former school is redundant and in a poor condition. It's return to an optimum viable use will ensure its future and enhance the setting and viability of the listed church.



*Axonometric showing massing*

The Nunnery is separated from the church by an accessway. It is considered of associative value, being accommodation for nuns in the former school, but is outside of the church curtilage. To provide adequate access and an external play space for the hub it is proposed to remove the nunnery. This will also allow for the opening up of views to the school and church from North Bank Road and the school approach, enhancing their setting. The building is redundant and in poor structural condition, its retention would affect the future use of the school and its long term viability. It is considered that the harm to the setting through the demolition of the Nunnery is offset by the benefit of bringing the school back into a viable use and the enhancement to the setting of the church.

In order to facilitate these works, the school extension, also listed by attachment, but of lesser significance, will be removed and replaced by a terrace of five houses. These will be spaced away from the school to allow for garden, improved views and access. These houses within the site will be designed to reflect the form and massing of the school extension with steep roofs and dormers, a mannered style and similar materials palette. It is considered that the harm of the removal of the school extension, which is of low significance, is offset by the return of the school building to a viable use and the enhancement of the setting of the church and presbytery.

A further terrace of five houses is proposed along North Bank Road. There will be of simpler, vernacular style to reflect the terraced housing in the wider area. They will be set back from the road and have a similar materials palette to other nearby housing.

The proposals allow for a currently redundant site, including the former school building listed by attachment to be returned to viable uses and to meet local housing need. This will secure the future of the former school and enhance the setting of the listed church. These public benefits are considered to offset the harm caused by the loss of the later school extension and the nunnery.