

Project: Former Clerk Green Street Engineering Site, Clerk Green Street, Batley WF17 7SE
Date: October 2023
By: BC
Rev: -

Summary Report

Introduction

This document is prepared on behalf of the current landowners for the former Clerk Green Street Engineering site located 0.6 miles southwest of Batley Town Centre. The report is prepared as a summary to accompany a detailed planning application for the demolition of the existing vacant buildings located on the site.

Material referenced within this document consists of photos, diagrams, and map extracts taken from various sources.



Fig 1 - Existing Clerk Green Street elevation

Location

The site is located a short walk / drive from Batley Town Centre. The site is currently unoccupied with a series of predominately red brick buildings which stand in a poor condition.

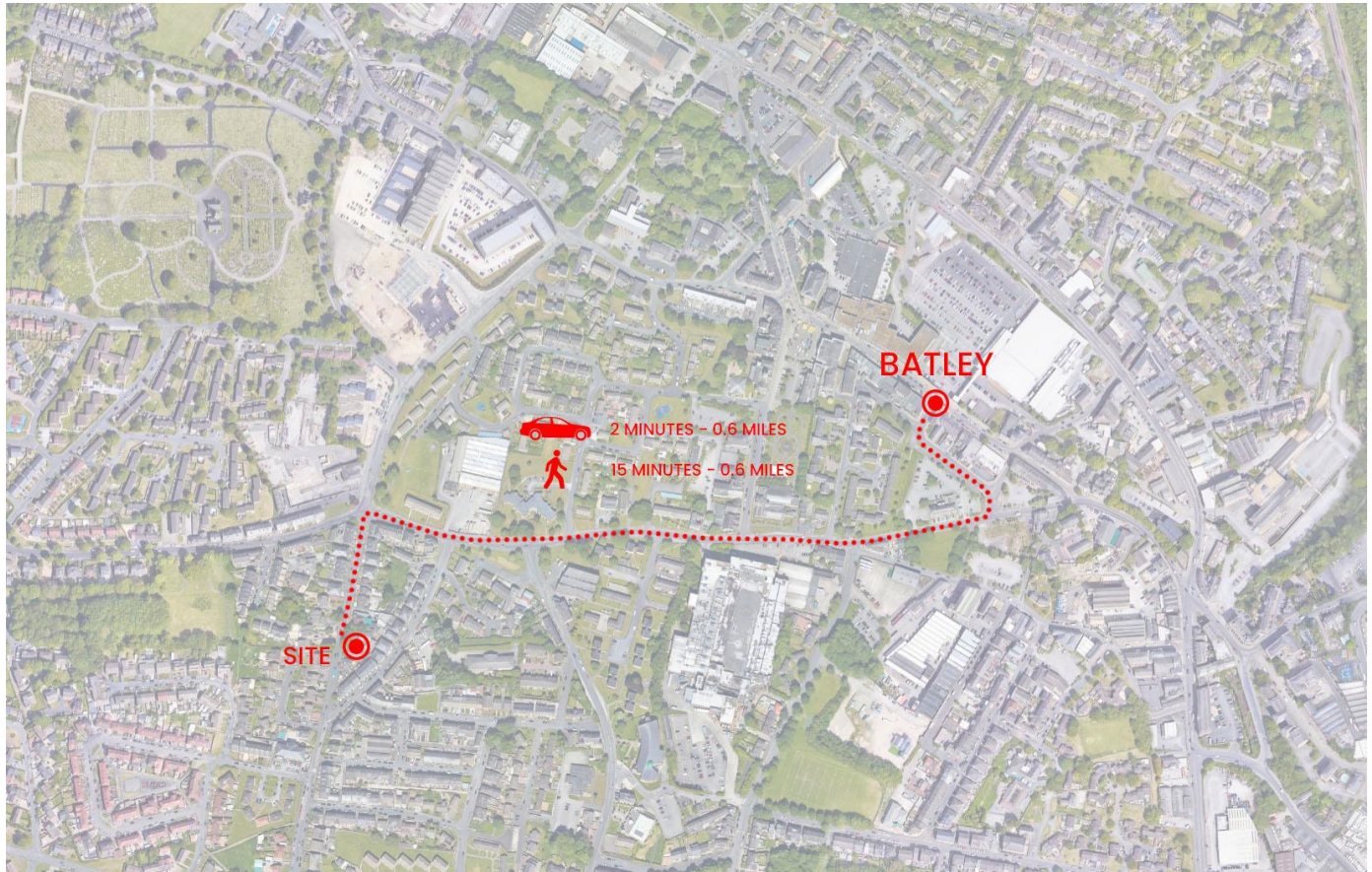


Fig 2 - Location Plan

Context

The western side of the site faces directly onto Clerk Green Street, a predominately residential street made up from two storey semi-detached and terrace houses. The northern boundary is fronted by Zam Zam Bakery and a Citizenship Centre and the surrounding boundaries to the east and south are fenced with yards / gardens for residential properties at the other side.

The building was purchased in circa 1969 from the Co-op Bakery and transformed into an engineering facility, manufacturing steam valves. The business is thought to have been operational up until circa 2009 when the owner retired.

Heritage Impact Assessment

This statement seeks to address the impact of the proposed demolition on the immediate and wider Clerk Green Street residence.

The buildings proposed for demolition are not listed on The National Heritage List for England, refer to figure 4 below:

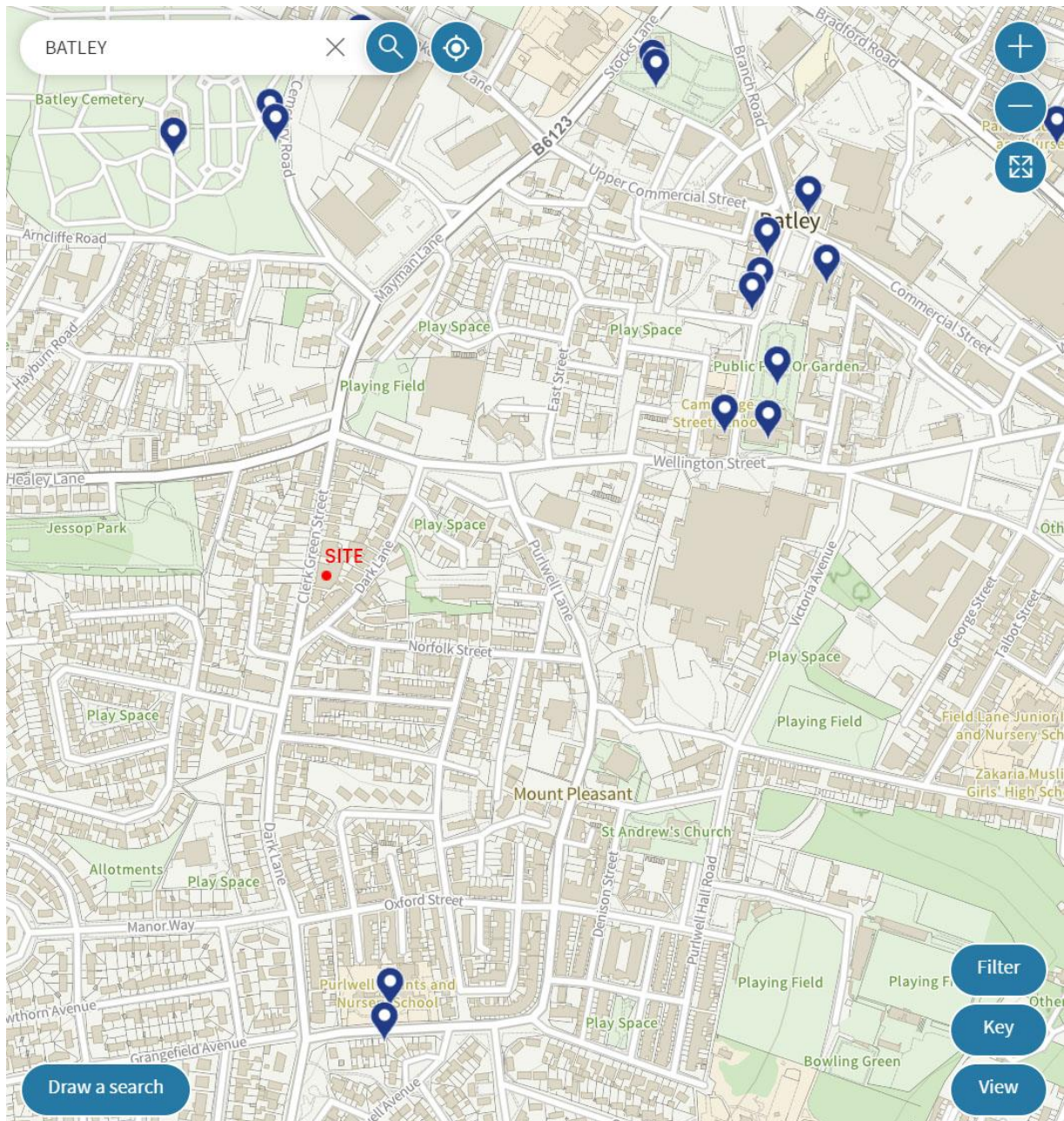


Fig 4 – Batley Historic England online map search

Conclusion

The poor condition and the implications associated with the building's structure render the site unsafe and not fit for refurbishment. The works involved to restore the building back to an acceptable standard that would meet current Building Regulations and attract a potential occupier are far beyond repair / restoration.

It is not considered that the demolition of the existing buildings will impact on the significance of the existing street scene / wider area. Members of the local community have questioned the future use of the site for some time.

The building is a potential danger to the public due to its dilapidated state and risk of structural collapse.

The costs associated to undertake the works render the development unviable and hence it is proposed the buildings should be demolished to make way for future development.