

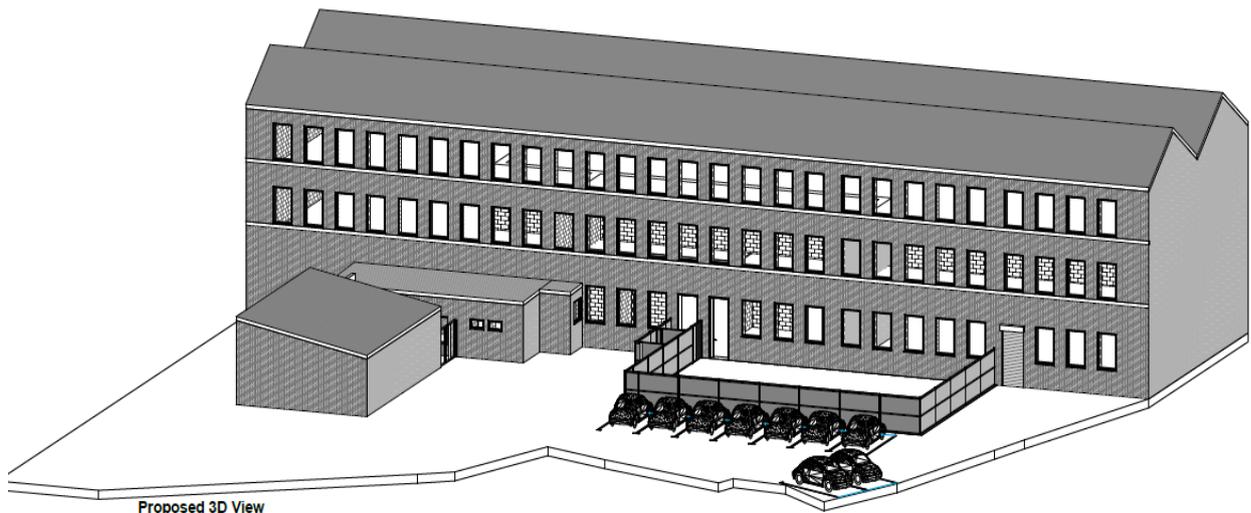
**DESIGN, ACCESS & HERITAGE STATEMENT**

**FOR**

**Mr Asad Habib**

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**Unit G9 Carlinghow Mills, 499 Bradford Road, Batley, WF17 8LL**



**ISSUED FOR PLANNING APPROVAL:**

**19<sup>th</sup> March 2024**

**TREND ARCHITECTURE**

**Ref: TR-A24-0202**

## **The History**

This Design, Access and Heritage Statement has been prepared by TREND ARCHITECTURE on behalf of Mr Asad to accompany the Planning Application for the property located at Unit C9 Carlinghow mills, 499 Bradford Road WF17 8LL to be converted into a day nursery. This property is surrounded by Industrial Units and the space is currently being used as office space.

## **Location**

The location chosen is within the heart of Batley, a great location surrounded by many families and professionals. This location will be very beneficial for the community and most importantly the children in the surrounding area as there are low based income families who are looking for the right support and childcare to help their child reach their full potential. The location will also be great for parents who work at the industrial units and use Bradford Road to commute to work, as this will allow them to drop their child off easily, as the busy main road is used by many individuals on a daily basis.

## **The Proposal**

It is the client's vision to create a nursery that will be able to care for 9 babies (up to 12 months) in the baby room and in the pre-school room and will also be able to provide childcare for up to 30 children (2–4-year-olds). The childcare will be provided by highly trained staff and qualified practitioners who have experience of working with children. The staffing will suit the needs of the nursery with 5 or 6 practitioners within the nursery with more staff possibly depending on how many children are attending. However, the number of staff will also depend on SEND children if they require 1 on 1 support. It is the clients main aim to provide a safe and enjoyable learning environment for children to provide the best support system for local working-class families.

The Nursery will be open from 7:30am to 6:30 pm depending on children and family's preference. The nursery will be catered around all children and family's needs. Providing a safe happy place for children to thrive and learn through play.

To accommodate the clients, vision a porch will be erected to allow access to the front of the Wc block for the nursery. The nursery will include a private enclosed garden space, parking, and access to the Wc block from the inside of the proposed nursery. The internal layout of the Wc block will need a minor alteration of blocking up one of the existing hallways as to create a clear boundary between the nursery toilets and the units' toilets, as seen in drawing No. TR-A24-0202-007.

In addition, the internal layout of the existing office area needs to be altered to make it suitable for use as a nursery. The proposed changes to the current office area are that some of the internal stud walls are to be removed to create a more open space suitable for a nursery with two partition walls erected to create toilet space for the nursery. The layout of the proposed nursery can be seen in drawing No. TR-A24-0202-008.

Moreover, the proposed porch will be a total of 2.72 m<sup>2</sup> which will be the access to the Wc block from Kitchen as seen in drawing No. TR-A24-0202-008. Finally, the nursery will require a garden with 2m high fencing which can be accessed from inside the nursery and from within the fenced and gated access area next to the main entrance.

#### **Access**

Nine parking spaces have been provided for the nursery as seen in drawing No. TR-A24-0202-006. This will provide ample space for staff and pick up and drop off facilities for the nursery. The existing access to the site will remain however, access to the nursery main entrance and garden shall be fenced off for security and safety.

#### **Amount of Development**

The proposal does not require a large amount of development as most of the changes are internal and the only external changes are the addition of a 2.72m<sup>2</sup> porch and the erection of the 2m fencing around the perimeter of the garden and the main entrance for the nursery.

#### **Appearance**

The proposal respects the general character and appearance of the surrounding area as the proposed porch will be made using materials that match the existing Wc block and unit and the roof of the porch will have the same slope and height as the Wc block and finished with metal sheeting.

#### **Heritage**

The proposal falls within the CROSS BANK BATLEY conservation area therefore steps have been taken to ensure that the proposal has no impact on the conservation area. Firstly, the proposed porch will be made using materials matching the existing units such as natural stone for the walls and the roof will be finished using similar material to match the existing. The new external garden will improve the landscape area externally and the fencing will be in line with an industrial feel to the units. The effect of the proposal does not affect the conservation area or heritage listings, if anything the proposal will provide an improvement to the existing landscape and visualisation of the surrounding area.

#### **Conclusion**

In conclusion the addition of a nursery in the heart of Batley on Bradford Road would provide a great option for childcare to commuters who work or travel along Bradford Road. Also, the addition of a nursery would provide the area with jobs and local businesses could also receive more business from parents using the nursery. In addition, the proposal will not change the appearance of the existing building greatly as the only external changes are the addition of the porch and fencing for the garden and entrance, as well as the porch being built with materials that will match the existing building.

Finally, this is a large amount of space that is currently being used as offices but would serve the local community greater as a nursery.