Jade3 Architecture Ltd

Job reference: 2020 enquiry 59

Address: 16-18, Station Road, Batley, WF17 5SU

Date: 6-6-2024

Extra notes:

change of use of vacant small 6no HMO C4 use (totalled 22no beds restricted to students letting based on 1995 condition) to form 6no C3 residential apartments with Heritage statement

Introduction

This is a heritage statement to support the full planning application for the change of use of vacant small 6no HMO C4 use (totalled 22no beds restricted to students letting based on 1995 condition) to form 6no C3 residential apartments.

The property has been vacant for over 15 years and to do nothing will fall further into disrepair. The letting agents had carried out further research which had shown that the HMO C4 use student market was challenging to let in this location since the college had moved site. Hence a change of use from C4 use back to C3 use residential apartments is necessary and are more viable for leasing purposes.

Therefore in order to preserve the character and avoid the building falling further into disrepair, the building needs to readapt to new use classification in order that it can be maintained and cared for. The layout was already strategically designed with 2 sets of HMO accessed off a central stair on each floor. Therefore to convert it back to residential apartments would be simple and no internal alterations are required apart the need to fit a new kitchens where required to suit the respective residential apartments.

There are no structural alterations involved internally and no changes externally. The property already has all the necessary building control and fire officer's requirements and basically ready for simple redevelopment. New decorations and tidying up the property would be needed to bring it fit for purpose which can be created as soon as practical.

Excerpts of the listing

Entry Name: 16 and 18, Station Road
Listing Date: 17 April 1978
Grade: II
Source: Historic England
Source ID: 1134618
English Heritage Legacy ID: 340962

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ID on this website: 101134618
Location: Batley, Kirklees, West Yorkshire, WF17
County: Kirklees
Electoral Ward/Division: Batley East
Parish: Non Civil Parish
Built-Up Area: Batley
Traditional County: Yorkshire
Lieutenancy Area (Ceremonial County): West Yorkshire
Church of England Parish: Batley St Thomas
Church of England Diocese: Leeds

Description

SE 22 SW BATLEY MB STATION ROAD (west side)
4/56 BATLEY
17.4.78 Nos. 16 & 18
G.V. II

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Warehouse buildings. Circa 1870. Dressed stone with rusticated ashlar quoins and ashlar dressings. Slate roof with heavily moulded eaves cornice and blocking course. 3 storeys with moulded cornice over ground floor and band under 2nd floor windows. 6 bay symmetrical facade. 6 moulded ashlar arches supported by pilaster like piers with moulded capitals contain the 4 windows and 2 doorways to ground floor. Recent blockwork below windows. 1st floor windows have segmental head and shouldered architrave surround. 2nd floor windows are square headed.

The **significance** of no16-18 Station Road building draws on the architectural, historical and aesthetical interests of its character and setting within Batley town centre. The character and setting of the building is defined by its siting within the streetscape of the Conservation Area. The building provides a **positive visual contribution** to the Station Road streetscene character and the setting akin to this designated heritage asset.

It is considered that the proposed change of use scheme meets with the relevant local planning policies and National Planning Policy Framework (NPPF). The proposed change of use will not create any visual harm to the building. The proposed change of use provides a positive visual contribution back to this area through the regeneration and refurbishments needed to readapt this building back into positive use and providing a practical fresh use to this vacant property.

Summary

There are no interesting features present internally on the interior and therefore any internal changes do not adversely impact on the heritage character of the building. There are no external façade changes as the proposals are in accordance with national and local planning policies.

The proposal meets with the aspirations of all parties including the local council. The change of use proposal will make a positive contribution to the locality, bringing hustle and bustle back to this end of the town centre, therefore we respectfully seek the planner to support change of use.

Prepared by

Redacted

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for and on behalf of Jade3 Architecture Limited