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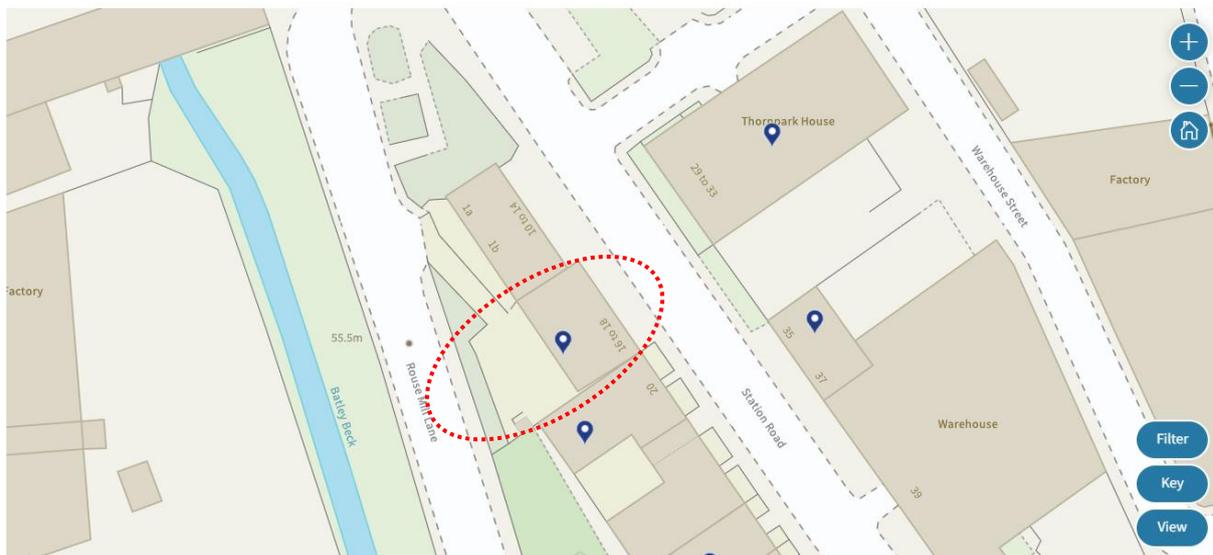
Job reference: 2020 enquiry 59
Address: 16-18, Station Road, Batley, WF17 5SU
Date: 5-8-2024

Extra notes: **Heritage report with planning statement**

For some minor internal walls modification making bedroom width meeting with national minimum space standards in support of 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 for no16-18 Station Road, Batley

Design statement

The heritage statement is prepared in accordance with the CABE's publication 'design and access statements – how to write, read and use them' (2006) headings.



Introduction

Jade3 has been asked by client Mr Farook Valli to advise on Listed Building consent 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 for no16-18 Station Road, Batley.**

The property is a grade 2 listed building but it has been vacant for many years and to do nothing will fall further into disrepair. The letting agents had carried out further

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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.

Following the recent change of use planning application, although it was previously already been built, the planner has noticed that some bedrooms width are slightly under the national prescribed minimum sizes and suggested some slight amendments be considered. Listed building consent was not considered needed at the original outset as it was just a simple change of use application and not affected the internal spaces. As a result, now that some internal walls are required to be removed so that respective bedroom sizes complied with the national space standards meant that a listed building consent application is required.

This is a heritage report to support the application and to be read in parallel with the design and access report.

Listing overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1134618
Date first listed: 17-Apr-1978
List Entry Name: 16 AND 18, STATION ROAD, BATLEY
Statutory Address: 16 AND 18, STATION ROAD, BATLEY

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

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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 APPLICATION SITE

As per the listing suggest, the property is grade 2 listed building but without any internal historic features that are worthy of retention. The surrounding properties have a mixture of architecture and nothing seemed to set any design precedents. There is no external changes on the facades. The surrounding properties stepped up along Station Road and respecting the steep slope of the topography. The host property is built with stone walling and stone slates roof and timber sash windows.

Excerpts of Policy LP35 Historic environment

1. *Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

2. *Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.*

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- 3 *Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:*
- a. *ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*
 - b. *ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;*
 - c. *secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;*
 - d. *identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;*
 - e. *accommodate innovative design where this does not prejudice the significance of heritage assets;*
 - f. *preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted*

The change of use and the slight internal alterations to the property does not cause any visual harm externally. Therefore the aesthetics is intact.

ASSESSMENT OF SIGNIFICANCE

Description of significance of heritage asset Basic information

The change of use proposal relates to no16-18 Station Road, Batley, that comprises of a host property of traditional stone walls with stone slates roof construction. This host property is a grade 2 listed building that makes a positive contribution to the heritage asset of the area.

Every effort is require to respect its setting and character externally but there is a need to make some internal improvements so that the changes meets with the latest planning criteria which would not impact on its setting or character. Since there are no external alterations means that there is no impact to the host listed building.

Significance

As stated above, the original host building will retain the character and setting externally by giving a new lease of life. There is no conflict with the change of use

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proposal which will add a positive physical and visual contribution on the attractiveness and character. The changes internally is inevitable so that the bedroom width sizes can now meet with the minimum national space standards. As such there is no significance.

Contribution of the setting adds to that significance.

The change of use proposal with the minor internal modifications contribute towards the preservation or enhancement of the character and appearance of the host property and surrounding area. In relation to the proposed development, there is **no significance** in relation to the surrounding buildings or the setting or character of the area.

This Heritage statement has been written in order to provide a heritage assessment of the existing host building externally and surrounding buildings and site in relation to the inclusive architecture, design features and surrounding buildings. This heritage assessment has been undertaken to ensure that the proposal prevents the inappropriate redevelopment of building or site and any subsequent negative visual impact on the area and meets with policy LP35 Historic environment.

ASSESSMENT OF IMPACT ON SIGNIFICANCE

Heritage Impact Assessment

Impact of proposal on **significance** has been established above that the property is noted for its heritage contribution to the setting of the area. The massing is existing and does not impact visually on the host listed building or surrounding neighbouring properties. The change of use will provide accommodation in today's modern rural living ethos that are lacking within the district.

Mitigation of any harm

Due to the simple nature of the change of use proposal, there will be no real visual impact or harm externally, positive or negative, on the social or economic context of the area. The internal changes are desperately needed so that it will make the bedroom spaces more spacious rather than a cramped unit. The change of use proposal internally is considered to be in accordance with the nature of the other properties on the streetscene, and also sympathetic to the area. The proposal will not result in any visual detriment or harm to the original host building or its surroundings. The proposal would preserve and enhance the character or appearance of the area.

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CONCLUSION

Basically the change of use proposal does not affect the host building externally or its surrounding neighbours. The internal changes are needed in order to support the change of use and making the bedroom width sizes complies with the national minimum space standards. The granting of positive planning consent will of course also help to generate local short and long term employment for builders as well as assisting the business of builders' merchants and other building material suppliers which can only be beneficial to the local economy boost. It also re-assure that the existing historic character and setting of the area has been respected.

The benefits of granting approval for this listed building consent application are clear and the proposal is in accordance with national and local planning policies as being consistent with the aims of the appraisals and assessments as set out above. However, should additional information or justification be required, then allow the opportunity for our clients or Jade3 to supply them as a positive outcome is necessary to ascertain the longevity of the building through being in occupation. We believe that the information provided and clarifications has justified that little or no harm have been caused as a result of the change of use proposals and basically a lot of benefit from the new use which outweighs a negative decision.

The change of use is necessary and providing a fresh use and all are considered to be of **low significance which does not harm the existing building or its immediate host property albeit being a grade 2 listed building**. Our client seek Kirklees Metropolitan Borough Council's support and look forward to a positive outcome so that the building works can assist to complete the regeneration and provides a **HOME** for some residents.

Prepared by

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for and on behalf of Jade3 Architecture Limited