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Design & Access/Heritage Statement Rev.A

Site Location: 143, Upper Commercial Street
Batley
West Yorkshire
WF17 5DH

Proposal: Change of Use of former West End Public House into C3 use class Dwellinghouses (Flats).

On behalf of: Mr. Mohammed Rhafan

Ref: 24-940
Date: August 2024

Headfield Business Centre Headfield Mills Savile Road Dewsbury WF12 9LQ
t: 01924 462 550 m: 07791 717 404 e: asif@tractusad.co.uk

Introduction

This Design & Access Statement has been prepared to accompany the full planning & conservation area application for the change of use of the former West End Public House into C3 Dwellinghouses (Flats) at the site addressed 143, Upper Commercial Street, Batley, West Yorkshire, WF17 5DH and should be read in conjunction with the planning drawings and details submitted with this application.

The proposal is subject to a full planning application submitted on behalf of the applicant.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

Assessment - Site Location

The site is located on Upper Commercial Street and to the west junctions with Stocks Lane/Mayman Lane. Heading in the east direction leads to Commercial Street including Market Place and Market Square. Access to the site is gained from Upper Commercial Street at the junction of Mayman Close which seems like an unadopted part of the road providing access to the rear yard area and leading to a pathway generally used by the neighbouring residents.

The site is located within walking distance to many shops, retail outlets and Tesco Extra supermarket. It also provides access to the A652 Bradford Road heading north with the Batley bus station and Batley train station located close-by providing excellent amenities within close surroundings.

Batley is a market town in the Metropolitan Borough of Kirklees in West Yorkshire. Batley lies south-west of Leeds and north-west of Wakefield and Dewsbury.

At present the subject site consists of a vacant building which historically traded as the West End Public House with a trading area to the ground floor and assumingly landlord accommodation above. Access to the building in gained from the Upper Commercial Street (front) elevation as well as the rear yard area.

Surrounding the site are mixed style buildings, built using varied outerleaf materials such as stonework, render and brickwork. The existing building is built using natural stonework with 2No. distinctive bay windows to the front and a central entrance doorway. The existing rear extensions are finished in (painted) brickwork/blockwork to the outerleaf.

Please refer to drawing labelled Site Location Plan showing the red line boundary ownership.

Site Character & Surrounding Area

The site falls within an area that comprises of a mixture of use classifications (commercial as well as residential) with majority of neighbouring buildings used as shops to the ground floor and upper floor levels vacant/unused or converted into residential use.

Batley Market Square opposite Batley Town Hall is the largest outdoor space available in the town centre that is within walking distance of the site which regularly hosts events such as the Batley Festival and Batley Vintage Day.

There is a commercial and retail centre along Commercial Street with shops, chain store and a large Tesco Extra supermarket as mentioned above.

Access to the site is easily gained via Upper Commercial Street with the town centre located within walking distance and good public transport facilities available close-by.

The existing boundary consists of internal access to the building off the footpath to Upper Commercial Street elevation and a doorway to the rear elevation providing access to a yard area with stepped approach linking to Mayman Close.

Figure 1 – Upper Commercial Street Elevation View at the junction of Mayman Close showing existing vacant building and neighbouring residential use class flats.

Figure 2 – Upper Commercial Street Elevation View showing neighbouring mixed use buildings.

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Figure 3 – Rear Elevation View showing existing vacant building.

Figure 4 – Rear Elevation View showing vacant building and yard area.

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The applicant purchased this site for development purposes that is subject to planning and other relevant consents.

The site is not currently in use and has been vacant for many years. It is considered as being a prime location for the conversion/development subject to achieving grant of planning permission and other related approvals.

The site itself to our knowledge is not a grade 'Listed Building' however does falls within the 'Batley Market Place Conservation Area' with Listed Buildings located along Market Place and Market Square.

For further details refer to the heritage statement.

Movement and Circulation

The movement is unlikely to increase dramatically due to the change of use based on the site location and historic use being a public house. The proposed flats are to gain access off the existing entrance point off Upper Commercial Street leading to the shared communal area and staircase providing access to the upper floor levels.

Flat No.1 and No.2 are located on the ground floor providing a lobbied entrance leading to a kitchen/living space with wc/shower facilities and separate 1No. bedroom areas. Flat No.3 and No.4 are located on the first and second floor level with access off the landing area(s) leading to a corridor providing access to the kitchen/living space, bathroom(s) and 2No. bedrooms including storage to all flats.

No on site vehicle parking facility has been allocated due to site constraints and to meet the current Highway standards. Taking the site location into consideration although Highways may express concerns around parking for the proposed residents, to mitigate the concerns the provision of secure under cover storage within the site has been included to accommodate four cycle spaces within the external store areas. This is aimed at supporting and encouragement for sustainable transport options such as public transport, cycling and walking. Public car parks are located close by as well as on street parking if required within the surrounding streets. Based on the end-use targeting the starter home market / young professionals it is not envisaged that the proposed residents will require parking facility. The site is ideally located provide access and amenity needs all within close range/walking distance.

Bin storage area for the proposed development is to be located on site and made available for the flats with collection arranged with The Local Authorities Waste Collection Services.

The access to the site is to remain as existing with no form of external alterations to the building including window, doorway opening positions and the development works are aimed to improve and make use of the existing vacant building.

Evaluation and Opportunities

The original scheme was conceived from the brief provided by the applicant, which was reviewed and agreed during our pre-application submission consultation period.

The scheme as submitted provides a proposal to change the use of a vacant building and convert it into flats (C3 dwellinghouse use class).

No external alterations are proposed as mentioned above and the change of use is aimed at preserving this building which will provide a positive contribution to the area as a whole.

The proposal will provide employment opportunities to support the local economy both directly and indirectly.

The prospect provided by this development provides quantitive and qualitive improvements to the area itself including local surroundings.

The development makes appropriate use of the site in a predominately mixed-use class area. Continuing to take advantage of the location and also achieving a useable development. The proposal will improve the site area that is currently in a derelict and unused state.

Design Proposal

The following points have been considered:-

- The site comprises of floor area which is suitable to accommodate residential use and at present is vacant/unoccupied. The site is considered as a prime location for the conversion in line with planning guidelines.
- The existing setting and character of the site has been taken into consideration and the inclusion of a residential development is considered to fit in well.
- The floor plan layouts have largely been dedicated to physically relate to the existing built form of the building with no external alterations apart from general maintenance and make good.
- The proposal relates to a change of use to residential flats meeting housing standards guidelines.

Appearance

The general form and layout of the proposal is as indicated on the application drawings. The elevations consist of no alterations therefore the materials & built form is to remain as existing.

Access

Access to the site is from Upper Commercial Street at the junction of Mayman Close and located opposite the Batley Health Centre. The local public transport facilities are within walking distance with regular services throughout the day.

The site layout is shown on drawing(s) labelled Existing and Proposed Site Plan.

Pedestrian access for end users is provided via the main entrance off Upper Commercial Street. Fire escape doors including protected routes will be incorporated as required throughout the building to comply with Part B of the Building Regulations.

Summary

The design approach taken has been practical based upon the assessments and taking into account the issues raised during the brief and related guidance.

Finally, additional improvement measures can be incorporated to the scheme if considered necessary by the Local Authority during the planning consultation period.

Heritage Statement

The proposal consists of the change of use of the vacant building formally known as the West End Public House into C3 Dwellinghouses (Flats) at the site addressed 143, Upper Commercial Street, Batley, West Yorkshire, WF17 5DH.

The site falls within the Kirklees Council – Market Place Batley Conservation Area and within close vicinity of the site are grade II listed buildings.

Market Place Batley Conservation Area Appraisal

The 'Listed Buildings' located close by with the nearest Entry Names are as follows:-

- 1-12 Market Place (Grade II)
- Pair of Telephone Kiosks on North Side of Public Library (Grade II)
- Public Library (Grade II)
- Town Hall (Grade II)
- Zion Methodist Chapel (Grade II)

Further information and details of the Listed Building in Batley East Ward, Kirklees is available on line. https://britishlistedbuildings.co.uk/england/batley-east-ward-kirklees.

The development will have no impact with regards to its character and appearance including use in relation to the conservation area however this is considered as being a positive approach with an aim to enhance the area and contribute towards the reuse and regeneration of an existing building within a conversation area.

Although there are historic listed buildings close-by, the proposal will not cause any harm to the locality including the streetscene.

Conclusion

In summary, taking this statement into account it has been proved that the site of concern and its surrounding area consists of mix-use sites and buildings of historic interest - our proposal will not have an adverse effect to the area that is in need of an uplift.