

**01 Cambridge Street**

**WF17 5JH**

**Design, Access & Heritage Statement**

**May 2024**



## **1. Introduction**

The Design, Access Statement define the Proposed change of use for the existing lower ground space at 1 Cambridge Street WF17 5JH. The existing use of the lower ground as a storage which will be change into habitable space. The proposed internal change will be an open hall with a toilet facility with the addition of a new window. The main focus of the development is to improve the functionality of the Existing building while keeping in mind the accessibility and respecting the heritage context of the building.

## **2. Proposed interior development**

The interior design of the proposed development has been carefully designed to ensure the functionality, usability, and aesthetic consistency. The design of the open hall and toilet facility will adhere inclusive design principle, accommodating the needs of users with diverse abilities. Features like non-slip flooring and appropriate ceiling design and lighting will be incorporated to enhance accessibility and safety.

## **3. Space Usage**

The existing usage of the lower ground as a storage which will be repurposed into an open hall that increase the use of available space to accommodate small group of gatherings and events.

## **4. Toilet**

A new toilet facility will be design to make sure the proposed development meets the necessary health and safety requirements.

## **5. Window**

The addition of a new window will introduce natural light and ventilation into the proposed space, which will enhance the overall interior environment quality. The window design will be sympathetic to the architectural character of the building while maximizing daylight penetration.

## **6. Accessibility**

The access to the open hall will remain unchanged, maintaining accessibility form 1 Cambridge Street WF17 5JH. The entrance will be designed to be fully accessible, with step free access and appropriate signage.

## **7. Description of the Heritage Asset**

The Batley Market Place conservation area was first designated by Kirklees Council in 1973. It was enlarged and redesignated as a conservation area in 2006.

The boundary of Batley Market Place conservation area has been expanded after a detailed analysis of the area. The focus of the conservation area is still on the buildings from the late 19th Century period of civic pride.

The buildings to the west of Cambridge Street are all of high architectural merit and form the central character of the conservation area. These buildings, as identified earlier, were built during the period of early interest in 'civic pride' and are of fundamental importance to the heritage of Batley. Each building has a unique character, yet the uniform use of stone materials and similar building heights creates a sense of unity which is reiterated by the predominate civic use of the buildings. Even today many of the original civic buildings are still used for civic purposes.

The historic buildings have architectural features of merit which are worthy of retention, despite several of the buildings suffering from neglect and amendments in recent years.

## **8. Heritage Statement**

1 Cambridge Street, WF17 5JH, possesses inherent heritage value, contributing to the historic fabric of the local area. The proposed change of use seeks to respect and preserve this heritage while adapting the building to meet contemporary needs.

## **9. Heritage Preservation**

The proposed change of use will respect the existing architectural character of the building, maintaining its historic integrity. The addition of a new window will be sensitively designed to complement the existing façade, ensuring minimal impact on the building's heritage value.

## **10. Surrounding**

Careful consideration has been given to the context in which the building is situated, ensuring that the proposed change of use is sympathetic to its surroundings. The proposed development respects the scale, massing, and materials of adjacent buildings, contributing positively to the local streetscape.

## **Conclusion**

The development has been sympathetically designed, to ensure the original characteristics of the building are retained, ensuring that the development will not impact upon the character of the conservation area.

The existing Lower ground space is unused and takes up unwanted space, we believe the change of use from storage into habitable space will add value to the property as well as enhance the surrounding area.

The proposed development will bring a positive contribution to the area of its users.