

36 Clerk Green St, Batley

WF17 7SE

**Proposed Internal alteration, Apartment & Roof,
Design and Access Statement**

January 2025



1. Introduction

This Design and Access Statement has been prepared in support of a planning application for proposed alterations to the building located at 36 Clerk Green St, Batley WF17 7SE. The scope of the proposed works involves internal modifications to the first-floor layout, the creation of a new two-bedroom apartment, the demolition of the existing roof structure, and the introduction of a new roof design to improve the functionality and aesthetics of the building. These alterations are intended to optimize the use of space and enhance the overall living conditions while maintaining harmony with the surrounding architectural character.

2. Site Description

The property is situated on Clerk Green St, Batley, West Yorkshire. The building currently consists of a ground-floor commercial space with an underutilized first floor, which contains a three-bedroom apartment and a formal seating area at the front. The existing roof structure is outdated and inefficient, contributing to poor spatial configuration and underused areas. The building is located within an established urban area, with surrounding properties characterized by a mix of residential and commercial buildings, making it essential that any changes respect the architectural context of the area.

3. Proposed Works

• Internal Modifications to First Floor

The current first-floor layout includes a three-bedroom apartment, along with a formal seating area at the front of the building. The three-bedroom apartment will remain unchanged. The formal seating area will undergo internal modifications to create a two-bedroom apartment within the existing space. As a result, the proposal involves the creation of one two-bedroom apartment. The alterations aim to maximize the use of the existing floor area while ensuring that the new layout is functional and meets modern residential standards.

• Demolition of Existing Roof Structure

The existing roof structure will be demolished due to its inefficiency and incompatibility with the building's intended use. The current roof design does not allow for adequate ceiling heights or optimal space utilization, especially for residential purposes. The demolition will allow for the introduction of a new roof design that better suits the spatial needs of the apartments.

- **Increase in First Floor Height**

In conjunction with the roof demolition, the height of the first floor will be increased. This modification will allow for better ceiling heights within the new apartment layouts, significantly improving the living conditions by enhancing spatial openness and natural light. The increased height will contribute to more comfortable and functional living spaces.

- **Proposed Roof Design**

The new roof will feature a hip roof design at the front of the building, which is in keeping with the architectural character of the surrounding area. The hip roof will blend with the aesthetic of nearby properties, preserving the street's overall visual harmony. At the rear of the building, a pitched roof will be introduced to create a distinctive contrast with the front roof design. The pitched roof will optimize space utilization within the apartments, providing increased ceiling heights and offering better natural light and ventilation, which will contribute to a more pleasant living environment.

4. Design Considerations

The proposed alterations have been carefully considered with respect to the building's context, functionality, and aesthetic integration within the surrounding area. Key design considerations include:

- **Architectural Context:**

The proposed hip roof at the front is designed to complement the architectural style of the surrounding buildings, ensuring the development fits seamlessly into the streetscape. The pitched roof at the rear, while providing a contrast, ensures that the overall design remains balanced and cohesive.

- **Space Efficiency:**

The internal modifications, including the creation of the two-bedroom apartment and the increase in first-floor height, will improve the spatial efficiency of the building. These changes will maximize the available floor area, enhancing both the functionality and comfort of the living spaces.

- **Living Conditions:**

By increasing the first-floor height and incorporating a pitched roof at the rear, the proposed design improves ceiling heights, daylight penetration, and ventilation within the apartments, significantly enhancing the living experience.

- **Sustainability:**

The proposed changes will enhance the energy efficiency of the building, particularly with the improved ceiling heights and roof design, which will help optimize natural light and reduce the need for artificial lighting. The design also considers the potential for improved insulation and ventilation, contributing to the building's overall sustainability.

5. Access Statement

The development will maintain existing access arrangements, ensuring that pedestrian access to the first-floor apartments is straightforward and safe. The building's layout will include a clear separation of access points for the front and rear apartments, ensuring privacy for each unit. The alterations will not affect vehicular access to the property, as the site remains primarily pedestrian-focused, consistent with the surrounding area.

The proposed design is compliant with accessibility standards, ensuring that all entrances and circulation routes are easily navigable for residents, including those with limited mobility.

6. Conclusion

The proposed alterations to 36 Clerk Green St, Batley, are designed to improve the building's functionality, aesthetic appeal, and living conditions, while respecting the architectural context of the surrounding area. The internal modifications and new roof design will optimize space, enhance natural light and ventilation, and provide better ceiling heights for the apartments. The introduction of a hip roof at the front and a pitched roof at the rear will ensure that the building remains in harmony with its surroundings while offering a distinctive and modern living environment. These improvements will contribute positively to the overall character of the street, benefiting both the building's residents and the wider community.