DESIGN AND ACCESS STATEMENT

Eden Banqueting, 297, Bradford Road, Batley, WF17 6HY

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Introduction

1.01 This report has been prepared by Hasan Dadibhai (BA Hons, PG Dip, ARB RIBA).

1.02 The report is in relation to a proposal for the Part Change of Use to a hostel at 297 Bradford Road, Batley.

1.03 The report outlines the planning, design, and access considerations of the development, in the context of local and national planning policy.

Site

2.01 The site is located on Bradford Road, Batley.

2.02 Batley is a town in the Metropolitan Borough of Kirklees, West Yorkshire, and lies 7 miles south-east of Bradford, 7 miles south-west of Leeds and 1 mile (2 km) north of Dewsbury, accessible from the M62 and M1 motorways. The application site is located south of Batley Town Centre.

2.03 The application site is approximately 1540 Sqm. A brownfield site, which was previously a nightclub and banqueting hall. At present the site is vacant.

Planning History

3.01The property was granted permission for Part change of use from Sui Generis nightclub to A3 restaurant/cafe and exterior alterations in 2020.

3.02 The property was granted permission in 2011 for erection of conservatory, boundary wall, fence and access gates. 2011/62/91184/E1

3.03 The property was granted permission for extensions to the first floor in 2002. 2002/62/90682/E1

3.04 The property was granted permission for a first floor extension to the existing night club. 2000/62/92187/E1

Use

4.01 The subject property formerly known as Eden Banqueting Suite is located on a section of Bradford Road that is decidedly mixed in character where there are many large commercial premises, such as car showrooms, former night clubs, garages, a large gym and shopping centres such as the Red Brick Mill, restaurants and desert shops and hot food takeaways.

4.02 Directly opposite on the other side of Bradford Road are a number of takeaway and restaurant uses. To the north is Legends Cafe, a tyre shop and Frank Key DIY Hire Shop.

4.03 The proposal seeks to change the use of the existing property into a hostel with a reduced part of the existing Ground Floor restaurant use retained.

4.04 Although there are some residential properties to the west of the application site, they are at a substantial distance and would therefore not be adversely affected by the change of use. Furthermore, the use as a hostel would be less intense and less harmful to residential amenity than a nightclub and banqueting venue.

Appearance

5.01 The existing properties along Bradford Road are varied. Many of the properties have modern shopfronts and in some cases are built using materials such as concrete, render, and composite cladding.

5.02 The existing building is made using red brick with stone detailing, and with artstone balconies to the front.

5.03 The design of the scheme has been developed with the central idea to retain and utilise the existing building. The proposal only requires the addition of new windows to the rear and side with some minor alterations to the front windows. The proposed window units will match the existing.

5.04 The materials specified for the development are in-keeping with the character of the area.

Access

6.01 The site can be accessed from Bradford Road, with ample parking spaces available to the front. Existing parking provision has been sufficient for historic uses as a nightclub and banqueting venue, and it is deemed that the proposed use will be less intense and therefore demand less off-street parking. The new use would therefore not be of concern to Highways safety.

6.02 There is level access at ground floor, in compliance with Part M of the Building Regulations.

Scale

7.01 There are no external alterations proposed which affect the scale of the property.

Conclusion

10.01 The proposal seeks the change of use of an existing nightclub and banqueting venue to create a hostel with an associated restaurant.

10.02 The proposal incorporates materials which are prevalent within the area, therefore not harmful to the character of the area.

10.03 The scale and mass of the property are unaffected, as is the gross internal area.

10.04 There is a presumption in favour of sustainable development, in accordance with policy set out within the NPPF. The application is therefore considered in line with both local and national planning policy.