ADDENDUM TO 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 a part change of use and alterations to Banqueting Suite to form a mixed short-term let / café restaurant use at Eden Banqueting, 297, Bradford Road, Batley, WF17 6HY .

1.03 The report is an addendum to the Design and Access Statement.

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.

Operational Management

The nature of the use -
Change of use of nightclub to short-term visitor accommodation (hotel) with ancillary restaurant/café and associated works

Number of rooms/bedspaces and maximum occupancy at any one time - Maximum occupancy per room is one guest. If they exceed the maximum number of guests allowed, they will be asked to rent another guestroom to accommodate the additional guest/s or to vacate the hotel. Room rates are listed for single occupancy

Length of stay policy (e.g. maximum stay length) and how this is enforced - A contract would be signed with minimum stay being 1 day and 1 night and maximum stay being 14 days and nights. In the unlikely event that someone refuses to leave, the police will be notified

Hours of operation of the hotel (including check-in/check out times) and café/restaurant opening hours. Check in and out times confirmed in the policies.

On-site staff presence including hours when staff/manager will be physically on site - 9am - 10pm

Off-site management arrangements outlining how the offsite manager can be contacted,response times, escalation process - The off-site security company will be available for a call from 10pm-9am with response times for on site call up being very small (within 5-10 minutes) as a security company will be appointed to manage the property.

CHECK-IN TIME

10am-11am

CHECK-OUT PROCEDURE

Check-out time is 11am. Please check-out at reception so that we can have housekeeping check your room as soon as possible to release your security deposit.

CHECK-OUT TIME

11am. Check-outs past 1pm will be subject to a full-day's rate.

CHECK-IN REQUIREMENTS

Guests must be at least 18 years of age to check in to the Lodge. In the interests of security and to prevent fraud, guests are required at check in to confirm their identity by providing valid photo identification, for example a passport or driver's licence.

Guests must be able to prove their age and identity and staff are required to decline a booking if the validity of the documents provided is in doubt. Staff will decline the booking if the above criteria are not met.

ROOM KEYCARDS

Room keycards are issued to the registered guest(s). No room keycards will be issued to anyone under 18. A valid photo ID (passport or driver's licence) is required if you have lost your keycard and need a duplicate. Please return all room keycards to reception on check-out. Failure to do so will result in a penalty of £50 for each unreturned keycard. If not returned the existing keycard will be made non-functional and a new key card will be made to override the existing card.

VISITORS

The Eden Lodge enforces a No visitor policy. The police may be notified if the guest and visitor refuse to vacate the premises.

The site will have CCTV installed with a third-party security company operating the cameras and calling the police out of hours, if required.

Security and access arrangements including anticipated house rules for guests, access arrangements (key cards and how these are controlled to prevent unauthorised entry), visitor policies (whether non-resident guests are allowed and if so, how this is managed),details of CCTV coverage and lighting.

COMMUNITY/COMPLAINTS PROCEDURES
Local residents will be provided with a contact name, number and email which the lodge can be contacted on. These will be recorded in an incident log with details of how the complaints were assessed and what actions were taken after.

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.