Lacuna Designs

TK01-01

Design & Access Statement

84 Commercial St Batley WF17 5DR

Introduction

This Design and Access Statement supports the planning application for the installation of a new ventilation duct system at 84 Commercial Street, Batley. The proposal facilitates the conversion of the former Halifax Bank building into a restaurant, with offices occupying the floor above. The ventilation system is essential for the restaurant's operation while ensuring no adverse impact on the building's occupants or the surrounding area.

Site Context and Location

The property is located on Batley's primary commercial thoroughfare, within a mixed-use area featuring retail, dining, and office spaces. The building's robust structure and central position make it suitable for its new purpose as a restaurant. The proposed ventilation duct will be discreetly positioned on the roof to minimise visual impact.

Design Principles

The design focuses on:

1. Minimal Visual Impact: The duct will be positioned directly out onto the roof surface, in stainless steel finish, and measure no more than 0.3m x 0.3m.

2. Noise Mitigation: The system will output at 30dBA at max 3m distance, with an 8dBA silencer.

3. Odour Control: Vertical discharge (1m above roof level) with secondary baffle grease filtration to prevent nuisance.

Technical Specifications

- Canopy: 3.8m x 880mm x 600mm internally mounted

- Extract Fan: 450mm diameter (36dBA max) with speed regulator

- Ductwork: Internally routed through the ceiling void to roof termination

- Materials: Stainless steel cladding for durability

Access & Compliance

- No structural alterations to the building's façade.

- The offices above will remain unaffected by noise/vibration (existing soundproofing in place).

Conclusion

The proposal represents a sensitive adaptation of the building, ensuring operational needs are met without compromising the streetscape or amenity.