

DESIGN AND ACCESS STATEMENT

EXTERNAL ALLTERATIONS

For

PLACES FOR PEOPLE HOMES LTD

At

**BIRSTALL PARK COURT, LOWOOD LANE,
BIRSTALL, BATLEY, WF17 9DD.**



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Prepared by: Simon Monk Dip Surv

Ref: BPG

Trevaskis Consulting Ltd Bodells Farm Newick Lane Heathfield East Sussex TN21 8PU

T +44 (0)1435 866577 **E** info@trevaskisconsulting.com **W** trevaskisconsulting.com

1 Property Details

1.1 The Property Address: Birstall Park Court, Birstall, Batley, WF17 9DD.

1.2 The building form a collection of 4 residential apartment blocks around a central courtyard. The buildings are both 3 and 2 storey..

1.3 The buildings are in need of major repairs which include two significant items: the dilapidation of the timber bay windows and the deterioration of the stained timber screen and doors to the common areas which are the subject of an application for planning consent.

2 Design

2.1 Birstall Park Court was design and built with a shared style to all the 4 blocks. The main features are common to all the blocks.

2.2 The buildings currently include later additions. These are painted timber bays and stained timber curtain walling to the stairs.

2.3 The removal the painted timber bays will restore the buildings to their original design.

2.4 The removal of the bays will mitigate future maintenance costs, improve the buildings thermal performance and visually restore the building towards the aesthetic originally intended in its overall design

2.4 The replacement of the curtain walling and doors with a proprietary system will again mitigate future maintenance costs and will result in very minimal visual impact with its design following both the arrangement and colouring of the current timber screens.

3 Access

3.1 Access into the proposed building will remain as existing.

3.2 The proposal will help avoid the ingress of water, improve thermal insulation to the apartments and will benefit the wellbeing of the occupants by providing for warm and dry accommodation, Most especially this will benefit the elderly and infirm occupants.



Photograph 1—Typical Curtain Walling and Painted Timber Bay



Photograph 2—Typical Common Entrance Doors and Painted Timber Bay