

## Design & Access/Heritage Statement

**Site:**           **49, Cross Bank Road**  
                      **Carlinghow**  
                      **Batley**  
                      **West Yorkshire**  
                      **WF17 8PN**

**Application:**   Application for Planning Permission -

**Proposal:**     Demolition of Existing Garage & Out-Buildings.  
                      Proposed Extension including First Floor to Existing Dwelling including Stable  
                      and External Works.

March 2026

Submitted on Behalf of -  
Mrs. Javeed (The Applicant)

## 1. Introduction

This Design & Access Statement has been prepared in support of the full application for planning permission for the demolition of an existing garage & out-buildings and the proposed extension including first floor to an existing dwelling including stable and external works.

The site is addressed as:

49, Cross Bank Road

Carlinghow

Batley

WF17 8PN.

This statement is to be read in conjunction with the planning drawings and reports that have been submitted on behalf of the applicant and the proposal is subject to achieving The Local Planning Authority approval.

The purposes of this statement is to provide further information on the design, layout and its relationship in terms of its character and the surrounding area.

## 2. Assessment & Site Location

The site is located and access gained from Cross Bank Road, Batley that junctions with Centenary Way (to the west) and links with Blakeridge Lane heading south-east and Carlinghow Lane in north-west direction.

Cross Bank Road runs parallel to the A652 Bradford Road which provides access to the Batley Bus Station and the train station is located close-by.

Batley is a market town in the Metropolitan Borough of Kirklees in West Yorkshire. Batley lies south-west of Leeds and north-west of Wakefield and Dewsbury.

At present the subject site consist of a driveway leading to a detached dwellinghouse, garage and out-buildings on the parcel of land as shown on the existing site/block plan.

Surrounding the site are other varied style buildings such as three storey high residential flats some with shops to the ground floor level, St Mary's Catholic Primary School, residential houses and commercial units facing north east opposite the access drive.

The other properties locally differ in style, height, massing and material finishes.

The pedestrian and vehicular access to the site is gained from Cross Bank Road as mentioned above and shown on the image below:



Aerial View –



At present the subject site is vacant and recently purchased by the applicant who would like to carry out the development works including improvements to the site to create a family home as shown on the proposed plans.

The vacant site comprises of a detached dwelling, garage and a number of out-buildings that to our knowledge are not grade listed however the site is located within the boundaries of Cross Bank Batley Conservation Area.

According to the public record 49, Cross Bank Road Batley is a mid-century 3 bedroom house as shown below:



For further information refer to the planning drawings including Site Location Plan showing the red line boundary ownership as confirmed by the applicant.

### **3. Site Character & Surrounding Area**

The site falls within an area that comprises of a mixture of use classifications (residential, commercial as well as community use). Batley town centre is situated approximately 1 km to the north-west. Batley Market Square is within walking distance and there is a commercial and retail centre along Commercial Street with supermarkets, local amenities and other chain stores within the vicinity of this site.

The existing boundary treatment consist of a combination of walling and fencing. The property itself is set back from the main road and is not clearly visible from the street scene due to the surroundings, site level and topography.

As previously mentioned the site itself lies within the Cross Bank Batley Conservation Area and is not classified as a listed building. Refer to the Heritage Statement section for details and location of the nearby listed buildings.

#### **4. Movement and Circulation**

The movement and circulation is unlikely to increase dramatically due to the development based on the site location and also taking the previous use as a house into consideration.

Access to the proposed development is to remain as existing and gained from the driveway point located off Cross Bank Road.

On site vehicle parking facility is provided for the end users that will not cause any harm to the highway by means of vehicles being parked on the main road.

On site bin storage for the site is included and bins are to be placed for collection at the site entrance point on the collection date and removed after being emptied by The Local Authority waste collection services.

The proposal is within walking distance to local shops and public transport facilities including the local town centre.

The access to the site is to remain as existing and the development is aimed to improve, enhance and make use of the site creating a family home.

#### **5. Evaluation and Opportunities**

The original scheme was conceived from the brief provided by the applicant which was reviewed during our pre-application consultation.

The scheme as submitted provides a proposal to meet the applicant and immediate family's needs and requirements.

The proposal will provide employment opportunities to support the local economy both directly and indirectly.

The prospect provided by this development provides quantitative and qualitative improvements to the area as a whole. The development makes appropriate use of the site in a predominately residential area. Continuing to take advantage of the location and also achieving a useable development. The proposal will improve the site area that is currently in a vacant, unused and derelict state.

## **6. Design Proposal**

The following points have been considered:-

The site comprises of area which is suitable to accommodate the development and at present is vacant/unoccupied. The site is considered as a prime location for the proposal in line with planning guidelines.

The existing setting and character of the site has been taken into consideration and the inclusion of this development is considered to fit in well.

The floor plan layout including site as proposed has largely been dedicated to physically relate to the applicants brief.

## **7. Appearance**

The general form and layout of the proposal is as indicated on the application drawings.

## **8. Access**

Access to the site is from Cross Bank Road, Batley and is to remain unchanged. The local public transport facilities are within walking distance with regular services throughout the day.

The site layout is shown on drawing labelled Proposed Site Plan.

Pedestrian access for end users is provided as shown on the application drawings. Fire escape doors including protected routes will be incorporated as required throughout the property to comply with Part B of the Building Regulations.

## 9. Summary

The design approach taken has been practical based upon the assessments and taking into account the issues raised during the brief and related guidance.

Finally, additional improvement measures can be incorporated to the scheme if considered necessary by the Local Planning Authority.

## Heritage Statement

The proposal consists of the demolition of an existing garage & out-buildings and the proposed extension including first floor to existing dwelling including stable and external works at the site addressed 49, Cross Bank Road, Batley, WF17 8PN.

The site location lies within the boundaries of the Cross Bank Batley Conservation Area and is not listed. There are other listed building locally within this area with the nearest Entry Names as follows:

**List Entry Name:** Church of St Mary  
**Statutory Address:** CHURCH OF ST MARY, CROSS BANK ROAD  
**Heritage Category:** Listed Building  
**Grade:** II  
**List Entry Number:** 1183965  
**Date first listed:** 13-Jan-1984

**List Entry Name:** Cross Bank Methodist Sunday School  
**Statutory Address:** CROSS BANK METHODIST SUNDAY SCHOOL, BLAKERIDGE LANE  
**Heritage Category:** Listed Building  
**Grade:** II  
**Listed Entry Number:** 1313692  
**Date first listed:** 13-Jan-1984

**List Entry Name:** 521, Bradford Road  
**Statutory Address:** 521, BRADFORD ROAD  
**Heritage Category:** Listed Building  
**Grade:** II  
**Listed Entry Number:** 1313693  
**Date first listed:** 13-Jan-1984

Further information and details of Listed Buildings is available on line.

<https://britishlistedbuildings.co.uk>

The below map is an extract from [historicengland.org.uk](http://historicengland.org.uk) indicating the listed buildings located within close vicinity of the application site.



The development will have no impact with regards to its character and appearance including use in relation to the listed buildings located close by.

The proposal is considered as being a positive approach with an aim to enhance the area and contribute towards the reuse and regeneration of an existing site that is currently unused and in need of upgrading, modernisation meeting the current living standards, regulations including the family's requirements.

Although there are historic listed buildings nearby, the proposal will not cause any form of harm to the locality including the streetscene. The residential use does not impact the site itself based on the existing use and the development is aimed to enhance and improve this location.

## Conclusion

In summary, taking this statement into account it has been proved that the site of concern and its surrounding area consists of mix-use sites and with a number of buildings of historic interest - our proposal will not have an adverse effect to the area that is in need of an uplift.