

DESIGN & ACCESS STATEMENT

Proposed Change of Use: First Floor Flat (C3) → Hostel (Sui Generis) Site: Textile Chambers, Hick Lane, Batley, WF17 5HW

Applicant: SNA Investments c/o MHK Accountants 122 Manningham Lane Bradford West Yorkshire BD8 7JF

Agent: Eskhanz Designz 61 Princeville Street Bradford West Yorkshire BD7 2AG

1. Introduction

This Design & Access Statement accompanies a full planning application for the **change of use of the first floor** of Textile Chambers from an approved **three-bed residential flat (C3)** to a **small hostel (Sui Generis)**.

The proposal involves **no external alterations** and seeks only to change the internal use of the first floor only

2. Site Context

The property is a two-storey commercial building located on **Hick Lane**, within Batley town centre. The surrounding area is characterised by:

- Retail units
- Takeaways and restaurants
- Commercial premises
- Some upper-floor residential accommodation

The site benefits from excellent accessibility:

- 2–3 minutes' walk to Batley Bus Station
- 8–10 minutes' walk to Batley Train Station
- Immediate access to town-centre services

The building is **not listed** and is **falls within a conservation area**.

3. Design Considerations

3.1 Use

The proposal changes the first-floor use from a **C3 residential flat** to a **Sui Generis hostel**

This represents an efficient reuse of the existing building and is appropriate for a town-centre location.

3.2 Amount

The development includes:

- **3 rooms**
- **1 shared laundry area**
- No increase in building footprint
- No external extensions

The scale is modest and comparable to the previously approved three-bed flat.

3.3 Layout

The internal layout is designed to:

- Provide safe and convenient access from the existing staircase
- Ensure each room is self-contained
- Maintain clear circulation routes
- Retain the approved entrance arrangement

The layout is functional, efficient, and suitable for the proposed use.

3.4 Scale

The proposal does not alter:

- The height
- The massing
- The footprint
- The external appearance

The scale remains identical to the approved scheme.

3.5 Appearance

There are **no external changes**. The building's appearance, materials, and architectural character remain unchanged.

This ensures the proposal has **no impact** on the street scene or visual amenity.

4. Access Considerations

4.1 Vehicular Access & Parking

The site is in a highly sustainable location with excellent public transport links. Hostel guests typically do not rely on private vehicles.

The proposed use is unlikely to generate more traffic than the previously approved three-bed flat.

There is **no adverse impact** on highway safety or parking demand.

4.2 Pedestrian Access

Pedestrian access remains via the existing entrance on Hick Lane. The access is safe, well-lit, and appropriate for the proposed use.

4.3 Inclusive Access

The proposal retains the existing access arrangements. Internal circulation is simple and direct, with clear routes to each room.

5. Environmental Considerations

- No external works
- No impact on biodiversity
- No changes to drainage
- Waste storage remains at the rear of the property
- Noise insulation will be provided between floors

The proposal has minimal environmental impact.

6. Heritage Considerations

The building is **not listed** and is **within a conservation area**. There is **no impact** on heritage assets.

7. Summary & Conclusion

The proposed change of use from a first-floor flat to a small hostel:

- Involves **no external alterations**
- Is appropriate for a **town-centre location**
- Makes efficient use of an existing building
- Has **no adverse impact** on amenity, highways, or the character of the area
- Complies with the **Kirklees Local Plan** and the **NPPF**

The design is simple, functional, and entirely in keeping with the existing building.

Planning permission is respectfully requested.