

**DESIGN AND ACCESS STATEMENT
EXTERNAL ALTERATIONS**

For

PLACES FOR PEOPLE HOMES LTD

At

**OAKWELL COURT, BRANWELL AVENUE,
BIRSTALL, BATLEY, WF17 9DF.**



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1. Site and Property Details

1.1 Site Address: Oakwell Court, Birstall, Batley, WF17 9DF.

1.2 Existing Development

Oakwell Court comprises a group of three residential apartment blocks arranged around shared gardens. The development consists of a mixture of two-storey and three-storey buildings containing residential flats and associated communal access areas.

1.3 Existing Condition and Proposed Works

The development is now in need of significant repair and refurbishment works. In particular, the existing timber windows, patio doors and associated external joinery elements are in a deteriorated condition, with widespread rot, weathering and failure of components.

The proposed works relate to the flats numbered 51–79 together with the communal areas serving the development, across a total of 15 residential units.

Planning permission is therefore being sought for the proposed external alterations and refurbishment works.

2. Design

2.1 Existing Character

Oakwell Court was originally designed as a cohesive residential development with a consistent architectural style and appearance across all blocks.

2.2 Existing Alterations

Oakwell Court currently incorporates a number of later additions and alterations, including painted timber bay windows with gables and stained timber curtain walling to communal staircases and entrance areas. Over time these elements have deteriorated significantly and now detract from both the appearance and performance of the building.

2.3 Proposed Works

The proposed refurbishment works include:

- Replacement of existing windows and patio doors with new energy-efficient uPVC units in a rosewood finish
- Replacement of later timber bay window additions and timber cladding
- Removal of roof gables above bay windows to align better with the roof
- Replacement of existing timber curtain walling and communal entrance screens with a proprietary powder-coated aluminium system colour-matched to the existing curtain walling.

2.5 Appearance and Sustainability

The refurbishment works will provide substantial improvements to the thermal performance of the buildings, helping to reduce heat loss and improve energy efficiency for residents.

The proposed materials and finishes have been carefully considered to ensure that the visual impact of the works is minimal while significantly improving the longevity, energy efficiency and overall appearance of the development.

3. Access

3.1 Existing Access Arrangements

Existing pedestrian and vehicular access arrangements to the site will remain unchanged. Access to all flats and communal areas will continue to operate as existing.

3.2 Accessibility and Resident Benefit

The proposed refurbishment works will improve the quality and condition of the residential accommodation by reducing water ingress, eliminating defective timber elements and improving thermal insulation throughout the buildings.

The improvements will provide warmer, drier and more energy-efficient homes for occupants and will particularly benefit elderly and vulnerable residents through improved comfort and living conditions.

3.3 Construction and Maintenance

The proposed replacement materials will significantly reduce ongoing maintenance requirements compared with the existing timber elements, ensuring a more robust and manageable solution for the long-term maintenance of the buildings.



Photograph 1—Typical Curtain Walling



Photograph 2—Typical Windows, Timber Bays and Roof Gable