

2. Site Description

The application site comprises an existing two-storey building fronting Bradford Road within the urban area of Batley.

The surrounding area is characterised by a mix of commercial premises, residential properties and community facilities, making it an appropriate location for additional residential accommodation. Public transport, local shops, schools and healthcare facilities are all within convenient walking distance.

The proposal makes efficient use of an existing building within the established urban area, consistent with sustainable development objectives.

3. Planning Background

The premises have been vacant for several years.

The proposal seeks to bring redundant accommodation back into productive use without extending the existing building or materially altering its appearance.

The development represents the effective reuse of previously developed land and existing buildings, reducing pressure for development elsewhere.

4. Proposed Development

Planning permission is sought for:

Conversion of the existing first floor into two self-contained residential flats.

The proposal comprises:

- Two one-bedroom apartments.
- Internal remodelling only.
- Retention of the existing external building envelope.
- Minimal external alterations where required for ventilation and building regulations.
- Refurbishment and upgrading of the existing property.
- Retention of existing access arrangements.

No increase in building height or footprint is proposed.

DESIGN AND ACCESS STATEMENT

Planning Application

Proposed Conversion of Existing First Floor into Two Self-Contained Flats

302–304 Bradford Road, Batley, WF17

Prepared in support of a planning application to Kirklees Council

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the conversion of the first floor of the existing property at 302–304 Bradford Road, Batley, into two self-contained residential flats.

The building has historically operated as a restaurant at ground floor level. The premises have remained vacant for a considerable period and are currently making no positive contribution to the vitality of the area. The proposal seeks to secure a sustainable long-term use through the conversion of the unused upper floor into residential accommodation.

The application should be read alongside the submitted drawings and the accompanying Acoustic Assessment prepared by the applicant's specialist acoustic consultant.

BUILDING DESIGN AND PLANNING CONSULTANTS

8. Noise and Acoustic Design

Given the site's location on Bradford Road and the historic commercial use of the building, an Acoustic Assessment has been prepared by a specialist acoustic consultant and accompanies this application.

The assessment considers:

- Existing road traffic noise.
- Environmental noise levels.
- Internal noise criteria.
- Building fabric performance.
- Glazing specification.
- Ventilation strategy.

The report confirms that, subject to the recommended mitigation measures being incorporated into the development, the proposed flats will achieve acceptable internal living conditions consistent with current national guidance and recognised acoustic standards.

Recommended mitigation measures include enhanced glazing and appropriate background ventilation where required.

Accordingly, future occupants will benefit from acceptable residential amenity.

9. Sustainability

The proposal supports sustainable development through:

- Re-use of an existing building.
- Regeneration of a long-vacant property.
- Delivery of two additional homes within the existing urban area.
- Reduced reliance on private vehicles due to proximity to public transport and local services.
- Efficient use of existing infrastructure.

The development therefore accords with the principles of sustainable development contained within the National Planning Policy Framework (NPPF).

5. Design Principles

The proposal has been designed to preserve the existing character of the building while providing modern residential accommodation.

The external appearance of the property will remain substantially unchanged.

Any replacement windows or external materials will match the existing building in colour, design and finish.

The proposal therefore maintains the visual character of Bradford Road whilst delivering a viable new residential use.

6. Residential Amenity

The proposed flats have been designed to provide a good standard of accommodation including:

- Adequate natural daylight.
- Natural ventilation.
- Appropriate room sizes.
- Private bathroom and kitchen facilities.
- Safe circulation space.
- Secure access arrangements.

The conversion makes effective use of existing upper-floor accommodation that would otherwise remain vacant.

7. Access

Pedestrian access will continue via the existing entrance serving the first floor.

No alterations are proposed to existing highway access arrangements.

The proposal provides safe and convenient access for future residents.

Where practicable, the development will comply with the requirements of Part M of the Building Regulations.

13. Conclusion

The proposal represents an appropriate and sustainable form of development through the conversion of vacant upper-floor accommodation into two self-contained residential flats.

The scheme requires only limited external alterations, preserves the appearance of the existing building and delivers additional housing within a sustainable location.

The accompanying Acoustic Assessment demonstrates that suitable internal living conditions can be achieved through the recommended mitigation measures.

The proposal therefore complies with the objectives of the National Planning Policy Framework and the relevant policies of the Kirklees Local Plan and is respectfully recommended for approval.

10. Planning Policy

The proposal is considered to accord with the objectives of the National Planning Policy Framework by:

- Promoting the efficient use of land.
- Supporting housing delivery.
- Encouraging the reuse of existing buildings.
- Supporting sustainable development.
- Improving underutilised sites.

The proposal is also consistent with the strategic objectives of the Kirklees Local Plan, particularly those relating to:

- Sustainable patterns of development.
- High-quality design.
- Residential amenity.
- Regeneration of previously developed land.
- Efficient use of existing buildings.

The proposal creates much-needed residential accommodation without causing unacceptable impacts on neighbouring occupiers or the surrounding area.

11. Refuse and Recycling

Refuse and recycling storage will be provided within the site in accordance with Kirklees Council's requirements and will be accessible for collection.

12. Cycle Storage

Secure cycle storage can be accommodated within the property to encourage sustainable transport choices.