



DESIGN & ACCESS STATEMENT

315 BRADFORD ROAD
BATLEY
WEST YORKSHIRE
WF17 6HY

AUGUST 2026

INTRODUCTION

This Design and Access Statement has been prepared in support of a full planning application for the change of use of the existing café and hostel at 315 Bradford Road, Batley, to a high-quality supported living development.

The proposal seeks to repurpose the existing building to provide specialist supported accommodation for adults with a range of care needs, creating a safe, accessible and high-quality living environment that promotes independence, wellbeing and community integration. The development has been carefully designed to maximise the potential of the existing building whilst introducing sensitively designed extension, enhanced communal facilities and high-quality external amenity spaces to support the day-to-day needs of future residents.

This statement sets out the context of the site and the design principles that have informed the proposed development. It should be read alongside the accompanying planning drawings and supporting technical reports, which collectively demonstrate that the proposal represents an appropriate and sustainable form of development that can be accommodated without resulting in unacceptable impacts.





SITE CONTEXT

The application site comprises a two-storey detached building located at 315 Bradford Road, Batley, occupying a prominent position adjacent to the junction of Bradford Road (A652) and Alexandra Road. The site is situated within an established mixed-use area, with commercial uses predominantly located along Bradford Road and residential properties beyond, creating a sustainable location with convenient access to local services, public transport and community facilities.

The building currently benefits from planning permission for a ground floor café and first floor hostel, with associated internal and external alterations approved under planning application 2023/62/90372/E. The proposal seeks to build upon this established planning position by adapting the building to provide supported living accommodation, ensuring the property continues to make a positive contribution to the area whilst meeting an identified need for specialist accommodation.

The site is well connected by a range of sustainable transport options. Existing pedestrian routes, nearby bus services and Batley Railway Station are all within comfortable walking distance, making the site readily accessible for residents, visitors and staff. The accompanying Transport Statement concludes that the site's location is appropriate for the proposed use and benefits from good connectivity to the wider area.

The existing building provides a strong opportunity for sensitive adaptation and enhancement. Rather than requiring comprehensive redevelopment, the proposal retains and improves the existing built form, introducing carefully considered extensions, enhanced communal spaces and landscaped external amenity areas that significantly improve the quality of accommodation and the overall living environment.

DESIGN VISION

The proposal has been developed with the objective of creating a high-quality supported living environment that promotes independence, dignity and wellbeing for its future residents. Rather than providing institutional accommodation, the design seeks to create a place that feels welcoming, safe and domestic, enabling residents to live as independently as possible whilst receiving the appropriate level of care and support.

The existing building provides a strong foundation for this approach. Through sensitive alterations, carefully designed extensions and the introduction of high-quality communal spaces, the scheme has been designed to encourage social interaction, improve accessibility and provide attractive internal and external environments for residents, staff and visitors.

A key design principle has been the creation of a range of shared spaces that support day-to-day living beyond private accommodation. These include communal lounges, dining facilities, landscaped gardens and a covered atrium, providing opportunities for recreation, relaxation and community interaction throughout the year. The external spaces have been designed to promote health and wellbeing whilst remaining safe, secure and fully accessible for all users.

The overall design balances the retention and enhancement of the existing building with carefully considered new interventions, creating a sustainable and long-term use that will positively contribute to both the site and the wider community.



PLANNING POLICY

The proposed development has been prepared with careful consideration of both national and local planning policy, with particular regard to the principles of sustainable development, high-quality design, healthy and inclusive communities, and the provision of community facilities.

At a national level, the proposal supports the objectives of the National Planning Policy Framework (NPPF), particularly those relating to **Achieving Sustainable Development (Chapter 2), Promoting Healthy and Safe Communities (Chapter 8), Promoting Sustainable Transport (Chapter 9), Achieving Well-Designed Places (Chapter 12) and Conserving and Enhancing the Natural Environment (Chapter 15).**

At a local level, the proposal has been developed in accordance with the adopted Kirklees Local Plan (2019), with particular regard to **Policy LP1 (Achieving Sustainable Development), Policy LP2 (Place Shaping), Policy LP21 (Highway Safety), Policy LP22 (Parking Provision), Policy LP24 (Design), and Policy LP48 (Community Facilities and Services).**

The proposal represents the sustainable reuse of an existing building to deliver high-quality supported living accommodation in an accessible location. The scheme promotes inclusive design, resident wellbeing, community integration and high-quality placemaking whilst responding positively to the site's context and delivering an important social care facility that will provide long-term benefits to both future residents and the wider community.

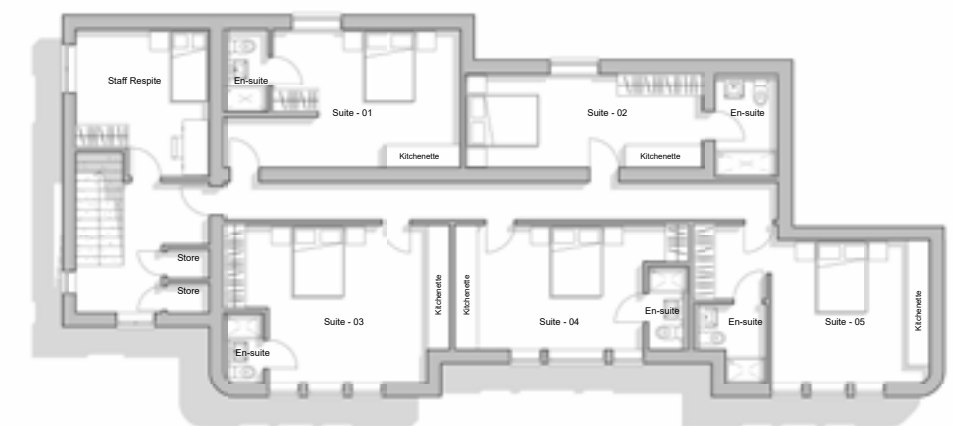
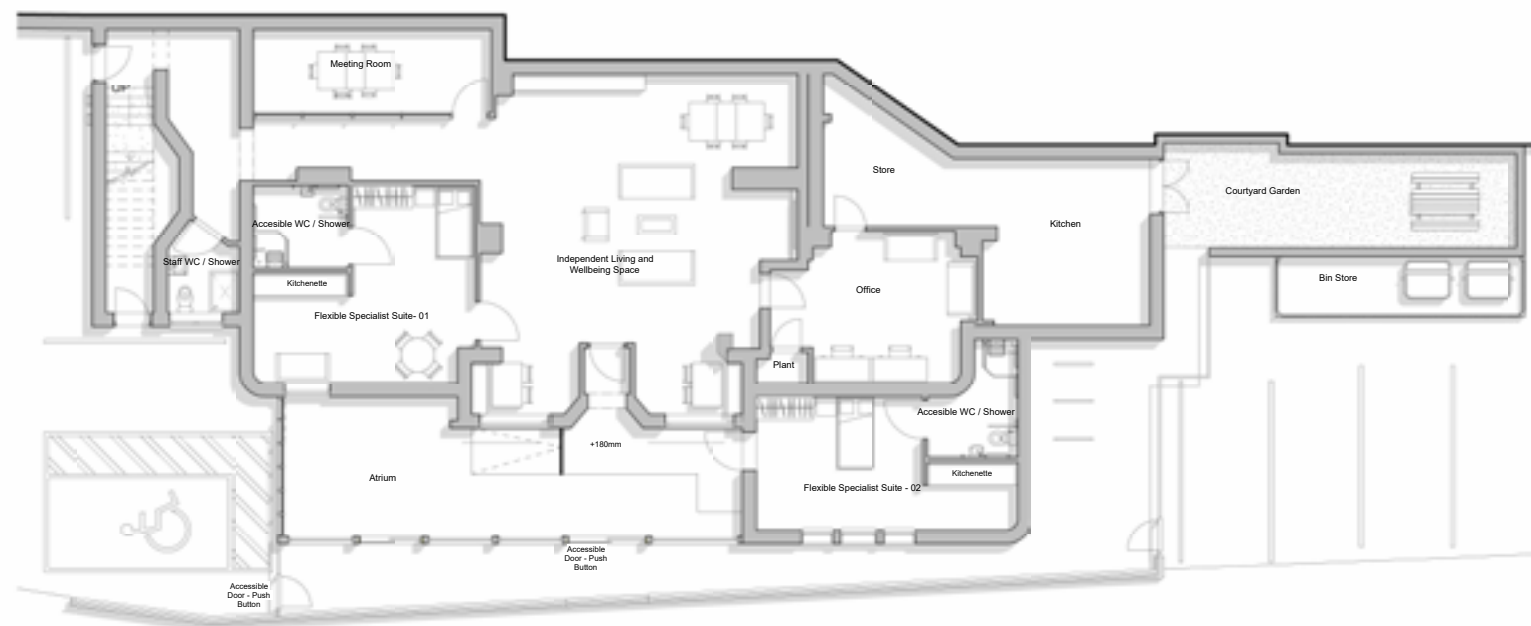


PROPOSED STREET ELEVATION

The design has evolved through a careful assessment of the existing building, with the aim of retaining its character whilst introducing contemporary interventions that support its new function as a supported living scheme. The proposal adopts a sensitive approach, ensuring that new elements remain subservient to the existing building and complement its scale, form and architectural appearance.

The proposed extensions have been designed to integrate seamlessly with the existing structure, using a simple palette of high-quality materials and detailing that respects the character of the building whilst clearly expressing the new development. The scale and massing have been carefully considered to minimise visual impact and maintain an appropriate relationship with the surrounding streetscene.

NOVL STUDIO



LAYOUT DESIGN

The proposed development has been designed to provide an inclusive environment that enables residents with a wide range of physical, sensory and cognitive needs to live as independently as possible. Accessibility has been considered throughout the design process, ensuring the building is safe, intuitive and easy to navigate for residents, staff and visitors alike.

The internal layout provides clear circulation routes, accessible resident accommodation, communal living areas and dedicated support facilities that encourage independent living whilst allowing appropriate levels of care where required. The design also incorporates spaces for both social interaction and quiet reflection, recognising the differing needs of future residents and promoting positive wellbeing.

Externally, accessible routes connect all key areas of the site, including the landscaped gardens and communal outdoor spaces. The development has been designed to create an environment that feels welcoming and domestic rather than institutional, reinforcing Universal Care's person-centred approach to supported living and creating a setting that supports dignity, confidence and community participation.

FLEXIBLE SPECIALIST SUITE



**INDEPENDANT LIVING AND WELLBEING
SPACE**



ATRIUM



COURTYARD GARDEN



CONCLUSION

The proposed development has been informed by a comprehensive suite of technical assessments, demonstrating that the site is suitable for its proposed use and that any potential impacts can be appropriately managed through design and operational measures.

The accompanying Transport Statement concludes that the development is located in a sustainable location with good access to public transport, pedestrian routes and local services. The assessment confirms that the proposed supported living use can be accommodated without resulting in an unacceptable impact on the surrounding highway network or highway safety.

Supporting technical reports have also considered flood risk, noise and operational management. Together, these demonstrate that the development can provide a safe, accessible and high-quality living environment whilst safeguarding the amenity of future residents and neighbouring occupiers. The proposal has been designed to respond to these assessments and incorporates the recommendations where appropriate.

The scheme delivers a sustainable long-term use for the site, providing specialist supported living accommodation that aligns with applicants person-centred approach to care. The design promotes independence, inclusion and community participation through high-quality accommodation, accessible communal facilities and attractive landscaped spaces, creating an environment that supports positive outcomes for future residents.