



Design, Access & Heritage Statements

Client: ***The Trustees of the Bingley Grammar School Foundation***

Proposed Re-Roofing of 16/18, Old Main Street,
Bingley, West Yorkshire, BD16 2RH

This Design and Access Statement was prepared by Janus Architecture.

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1.0 INTRODUCTION

This document has been produced to provide supplementary information to the accompanying Full Planning Application for the re-roofing of nos 16 and 18, Old Main Street, Bingley, BD16 2RH

The property is owned by The Bingley Grammar School Foundation and is generally in need of improvement due to a lack of sufficient roof insulation and leakages through the existing roof coverings. The properties are currently occupied by tenants, for whom our clients are looking to provide much more comfortable and energy efficient living accommodation.

2.0 APPLICATION SITE

The Application Site is situated on the north-western side of Old Main Street, Bingley centrally within a small terrace of 7 or 8 properties, including The Old School House to the northern side of no 16. The site is within a long-established group of buildings, now mainly converted to residential use..

Access to a small yard at the rear of nos 16 and 18 is obtained via a narrow passage between the two properties, although the yard is overshadowed by dense tree planting in the garden of the neighbouring dwelling in Bailey Hills Road as can be seen from the photograph below.



Rear of Nos 16 and 18, Old Main Road, Bingley showing adjacent tree planting.

The site is located within the Bingley Conservation Area and, therefore, a Heritage Statement is included as part of this document

3.0 PLANNING HISTORY

A search of Bradford Council's website showed that no previous applications are recorded against this site, either under current applications or historical applications.

4.0 PROPOSED DEVELOPMENT

The proposed scheme comprises the removal of the existing roof coverings to both Nos 16 and 18, Old Main Street, Bingley, ie natural stone slates to the rear and natural blue slates to the front. Also included is the removal, and later replacement, of the existing natural stone copings to each end of the building. Insulation to current Building Regulations standards will be provided to the roofs of each property, together with the roof and cheeks of the existing dormer to no 16 if found to be necessary. The roofs to both front and back of the two properties will then be re-covered with Greys Artstone Natural Weathered Artificial Stone Slates on sw battens over breathable sarking membrane.

5.0. APPEARANCE

Greys Artstone Natural Weathered Artificial Stone Slates have been selected to replace the existing roofing materials for several reasons, eg economy, durability, strength and appearance. When laid in diminishing courses, it has the appearance of traditional York stone slate, so will match in sympathetically with the surrounding roofs. An example of this type of stone slating can be seen below.



6.0. ACCESS

The application proposals do not involve any changes to the existing means of access

7.0. HERITAGE STATEMENT

Paragraph 189 of the NPPF relates to proposals affecting heritage assets and requires applicants to describe the significance of any heritage asset affected, including their setting. The paragraph also states the level of detail should be proportionate and no more than is sufficient to understand the impact of the proposals on their significance.

This guidance is reflected in the Council's validation criteria.

THE SITE

The site is located in the Bingley Conservation Area on Old Main Street in the oldest surviving part of Bingley, an area which incorporates the parish church and the remains of the early highway (now Old Main Street)

THE HERITAGE ASSETS

The site is located between Grade 2 listed buildings, namely Nos 2, 4, 6, 8, 10a, 12 and 12a Old Main Street to the south-west and Nos 14 (Old School House), 14a, 14b and 14c to the north-east.

The buildings to the south-west are described as:

Row of 8 cottages. Probably mid C18 with some C19 alteration. Hammer-dressed stone, stone slate roof. 3 storeys, 6 bays. 1st bay slightly canted from others, following street alignment, has segmental-arched entry with voussoirs, skewbacks and tie-stone jambs (now altered to form a window) above is 3-light window with 2-light to 2nd floor. All other bays have, to ground floor and 1st floors, a 3-light flat-faced mullioned stepped window with a wider central sashed light with inner chamfered mullions. 2nd floor has 2-light windows to bays 2 and 3, 3-light to bays 4 and 6, 5th bay has C19 canted wooden oriel. Doorways with tie-stone jambs set between each bay except bays 2 and 3. 7 ridge stacks

The buildings to the north-east are described as:

Formerly the Grammar School and Master's House, now forms four dwellings. Late C18 with early C19 extension. Hammer-dressed stone, ashlar quoins, stone slate roof. 2 storeys. Original house to left of 5 bays with quoins, the central bay is wider and projecting with pedimented gable. Doorway in 2nd bay, approached up a flight of 6 stone steps, has wooden doorcase with overlight and cornice. Bays 1, 2, 4 and 5 each have sashed window with slightly projecting surrounds. Central bay has tripartite sash window to floor with fire-mark set under projecting eaves band. Roof hipped on left. 2 ashlar ridge stacks to either side of 4 and 5. C19 addition to right has 3 ground-floor and 2 1st-floor sashed windows and gable stack (truncated) to right.

POTENTIAL IMPACT OF PROPOSALS

As the proposals are confined to the curtilage of the application properties, there can be no physical impact on the Heritage Assets.

Although the proposed roof covering is an imitation of natural stone slates, it is possibly one of the best reproductions on the market and, in any event will hardly ever be seen clearly from ground level. However, if it is actually being looked at from below, it will still be almost impossible to differentiate between the artificial slates and the natural stone slates.

We therefore suggest that the proposals will have no adverse effect on any of the Heritage Assets identified.