

I035 - HERITAGE STATEMENT

PLANNING APPLICATION

CHANGE OF USE TO RESIDENTIAL FLAT

54A HALIFAX ROAD, CULLINGWORTH, BRADFORD, BD13 5HD

SEPTEMBER 2023

INTRODUCTION

This statement has been prepared to support the submission of a planning application for a proposed change of use to the residential flat at 54A Halifax Road, Cullingworth, Bradford, BD13 5HD above Ellisons Butchers shop which is in the Conservation Area of Cullingworth.

THE PROPOSAL

The residential flat has the same owner as the shop, who wishes to use the flat as a new dry goods store serving the shop. The residential flat is currently vacant. The only alternation to the layout of the property will be the addition of a new staircase from Ellisons Butchers on the ground floor to the flat on the first floor. There will be no changes to the scale of the building under the proposal. No extensions or external alterations are proposed.

CONSERVATION

Cullingworth village is situated approximately two miles southwest of Bingley. It is located close to both urban amenities and the countryside, surrounded by natural landscapes, rolling hills, woodlands, and the nearby River Aire. Cullingworth has many historic buildings and landmarks with a mix of traditional stone-built houses, some of which date back to the 17th century. The village has retained much of its historic charm, with cobbled streets and quaint cottages.

The residential flat at 54A is located on the west side of Halifax Road at first floor, fronting directly onto the street. On the corner of Halifax Road and Mill Street is Ellisons Butchers at ground floor level, which has large stone-framed windows also fronting directly onto the street.

SUMMARY

Under the proposal retail functions along Halifax Road are being retained as recommended in the Council's Conservation Area assessment of Cullingworth. There will no external alterations to 52-56 and the residential flat at 54A, meaning the existing character of the building is being preserved.