

Design & Access/Heritage Statement
Rev.A

Proposal: Householder Application for Planning Permission
Demolition of Existing Conservatory and Erection of Rear Extension including
Entrance Porch

Site: 16B, Park Drive
Bradford
West Yorkshire
BD9 4DR



April 2023

Submitted on Behalf of -
Mrs. M. Akhtar (The applicant)

Introduction

This statement has been prepared to accompany the resubmission of the householder application for Planning Permission for the demolition of existing conservatory to rear of existing dwelling and erection of a rear extension including entrance porch to the front elevation as shown on the application drawings to meet the applicant's requirements.

At present the subject site is occupied and used as a family home, immediately surrounded by other residential dwellings. The extent of site ownership is as outlined in red – refer to EX-01 rev.A - Site Location Plan.

Pedestrian and vehicular access to the site is gained from Park Drive, Bradford.

The existing dwelling is currently in need of renovation therefore, the applicant has decided to seek consent for the proposed scheme that will represent an efficient use of the site including the replacement extension to the rear considered as being the ideal location for development and making use of the area without causing harm to the surroundings.

For further information relating to the site refer to the existing and proposed block plans.

This statement should be read in conjunction with the following application drawings referenced:

EX-01 rev.A – Site Location Plan and Existing Block Plan

EX-02 rev.A – Existing Floor Plans and Roof Plan

EX-03 rev.A – Existing Elevations

PL-01 rev.A – Proposed Block Plan and Floor Plans

PL-02 rev.A – Proposed Elevations

The proposal is subject to obtaining consent from The Local Authority Planning Services and this application has been submitted on behalf of the applicant. The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

Assessment: The Site

As detailed above the site is located off Park Drive, Bradford.

The site falls in Flood Risk Zone 1, an area with a low probability of flooding and therefore is considered as not at a risk.

Park Drive junctions with Emm Lane and the site is located within the boundaries of the Heaton Estates Conversation Area.

The application site is not listed - for listed building close by refer to the Heritage Statement section below.

Background / Planning History

The applicant has lived in this area for a number of years and has the intention of carrying out the development including improvement works to use the dwelling as a family home.

Previous Application History – please refer to the council's on line application search for further information relating to the site.

Design Proposal

The proposal is to demolish the existing conservatory and build a rear extension as a replacement as shown on the application plans with some internal re-modelling including new entrance porch providing a new dining and family entertainment area to the ground floor and an additional bedroom to the first floor with an inset balcony matching the original building design.

The use of the site is to remain as existing C3 Dwellinghouse.

The following points have been considered:

- The site comprises of land which is suitable for the development and will provide a positive contribution to the area.
- The existing setting and character of the surrounding area has been carefully considered and the proposal will not over empower and have an adverse effect to the area as a whole.
- The boundary treatment to remain as existing and the overall streetscene view unaffected.
- Ample off street parking arrangement available.
- Additional movement in terms of traffic generated not applicable.
- Emergency vehicles and refuge collection to remain as existing – access off Park Drive.

Layout & Scale of Proposal

Refer to application plans for further information.

Access

To remain as existing off Park Drive, Bradford.

The proposal will create an accessible and safe environment for the applicant / end-user(s).

Evaluation & Opportunities

The original scheme was conceived from the brief provided by the applicant that was reviewed and altered during our consultation. The primary aim of the applicant is to gain planning consent for the development within the curtilage of the site.

The opportunity provided by the proposal provides qualitative improvements to the area and land of concern. The scheme as proposed makes appropriate use of the site in a predominately residential area and provides continuous use which will ensure future maintenance and preservation.

Subject to approval the applicants aim is to develop the site all in accordance with the current standards as stipulated in the Building Regulations.

The development will provide opportunity for the local trade(s)/businesses and support the economy as construction has been proven to boost economic activity and development-led regeneration can make a valuable contribution to local economic growth.

Site Character & Surrounding Area

The site falls within a residential area consisting of dwellings constructed mainly using Yorkshire Stone outerleaf of various style and character with generous garden areas.

Access to the site as previously mentioned is off Park Drive which link with Emm Lane and connects to the A650 Keighley Road, Bradford.

The height and massing of the proposal will not dominate the area.

The materials and detailing of the proposal has been carefully considered reflecting those of the existing dwelling(s) and the surrounding area.

Movement and Circulation

The proposed movement will not increase due to the proposal in terms of additional traffic and the site provides adequate circulation and sufficient on site vehicular parking.

Appearance

The general form and layout of the proposal is as indicated on the application drawings.

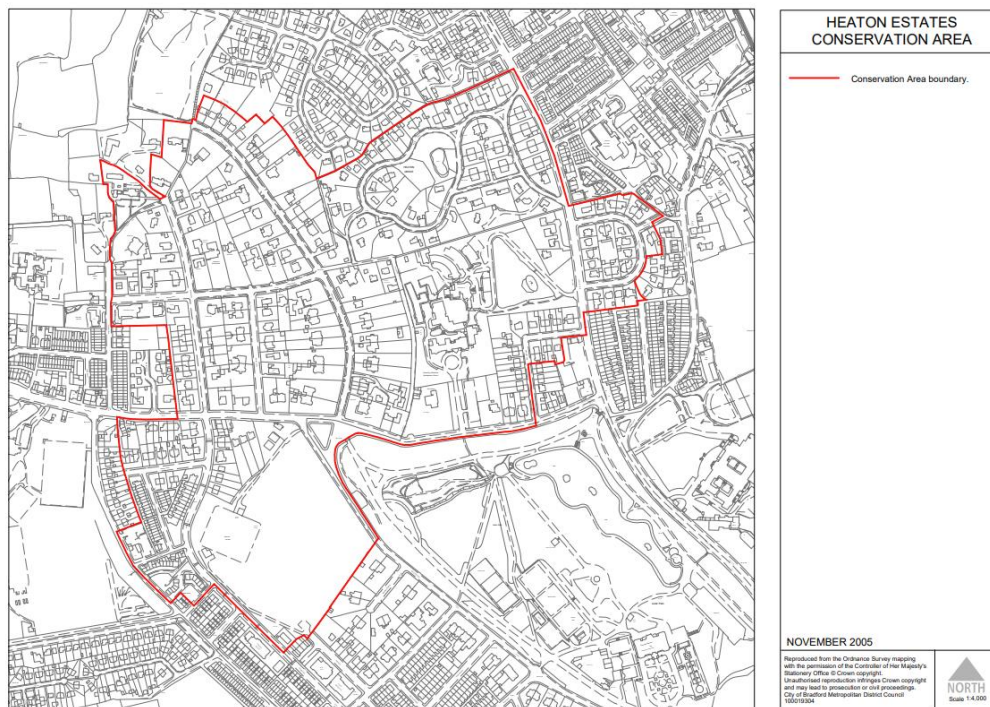
Heritage Statement

This Heritage Statement has been prepared to support the householder application for planning permission for the proposal as described above.

Please note the following points that have been taken into account –

- a) Material consideration – to match the appearance of the existing property including surroundings.
- b) The extent and scale of the proposal is considered as not having an adverse impact to the historical environment and heritage assets in this area.

The map below indicates the extent of the Heaton Estates Conservation Area, as detailed on Bradford Council's website.



The opportunity provided by the proposal will offer a family dwelling for the applicant within this conservation area.

As the site falls within a Conservation Area, please note the following listed buildings are located within close vicinity of the application site.

Entry Name: Stable-Coach House to North-West of Heaton Mount
Listing Date: 9 August 1983

Grade: II
Source: Historic England
Location: Heaton, Bradford, BD9

Entry Name: Heaton Mount Management Training Centre, University of Bradford
Listing Date: 9 August 1983
Grade: II
Source: Historic England
Location: Heaton, Bradford, BD9

Entry Name: Former Yorkshire United Independent College
Listing Date: 9 August 1983
Grade: II
Source: Historic England
Location: Heaton, Bradford, BD9

Assessment

The existing property is a dwelling in need of upgrading and modernisation with an existing access drive off Park Drive. The property is built using natural coursed stonework to the outerleaf with the main pitched roof finished using plain concrete tiles.

Other properties located close by to the site are of varied style and design following no common pattern.

The proposed development has been designed to retain the existing character of the property, matching the external materials and providing the layout to meet the applicant's requirements.

The proposal has been carefully designed with an aim of providing a positive impact and not to cause any harm to the Heaton Estates Conservation Area as well as the listed building located nearby.

Site Location/Analysis

The existing dwelling is located to the north-west of the centre of Bradford and is within a well-established residential area. The site is located on Park Drive with the surrounding properties being 2-3 storey high C3 use class dwellinghouses with some being converted into flats under the same use classification.

The dwellings are predominantly built using Yorkshire Stone in this area with a mixtures of Natural Slate and Concrete Tiles as the roof finish material.

The site falls within the Heaton Estates Conservation Area which is an area of special architectural and historic interest. Heaton Estates Conservation Area was originally designated in 1981 and a review of the boundary was undertaken in 2003 following which adopted in 2005.

This area of Heaton consists of predominantly Victorian and Edwardian residential properties.

Summary & Conclusion

The design approach taken has been practical based upon the assessments and taking into account the issues raised through consultation and related guidance.

Its design in terms of general features and materials are consistent with the character and appearance of the existing built form of the area as a whole.

The proposal due to its location does not affect the general character of the area.

The existing character and appearance of the surrounding properties have been taken into account therefore on the basis of the information provided – grant of planning permission is justified.

Finally, additional improvement measures can be incorporated to the scheme if considered necessary by The Local Planning Authority.