

HERITAGE STATEMENT

PROPOSAL – 'Grannie Annex', 954 Bradford Road, Birstall, Batley WF17 9PE

The proposal comprises a very much needed 'Grannie Annex' to 954 Bradford Road, Birstall, located immediately to the south-west of that building which is a late Victorian detached 'villa' constructed in coursed natural Yorkstone, with stone 'tabling' and grey slate roof, both common to houses in the area constructed around that time.

The proposal is of necessity of a smaller scale than the 'host' building but reflects its design in the use again of coursed natural Yorkstone to the front elevation with grey slate roof and stone tabling.

While the proposal site lies within the Birstall Conservation Area, it is in Area H where the only two buildings worthy of note are 'The Old School' and the 'Old School House'.

These are "a group of education original buildings dating from the early nineteenth century. The buildings are both historically and architecturally important and are intrinsically important to the character of the proposed revised Birstall Conservation Area".

There is no reference here to the architect or builder, or the precise date of construction.

Both of the buildings referred to are situated on Kirkgate directly to the north of 954 Bradford Road which 'shields' the proposal site from both of those structures which are in commercial use.

The proposal is also bounded to the south-east (please see attached location and Conservation Area plans) by 952 Bradford Road, which is a modern detached dwelling again with natural Yorkstone frontage.

The proposed extension has been carefully detailed to reflect the architecture of the main house and in no way affects detrimentally either the historic buildings mentioned above or their general environment.

A new development of houses has recently been completed on College Street, to the north of the proposal site, which actually lies immediately adjacent to the historic buildings referred to, and has been deemed to have no negative effect on the Conservation Area.

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SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 422013, 426240



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Key

- Proposed Conservation Area Boundary
- Listed Buildings
- Important buildings / frontages
- Views
- Gateways
- Important features / landmarks

