

# Heritage Assessment Design and Access Statement

Proposed residential extensions plus a single new dwelling  
86-90 South View Road, East Bierley, BD4 6BJ

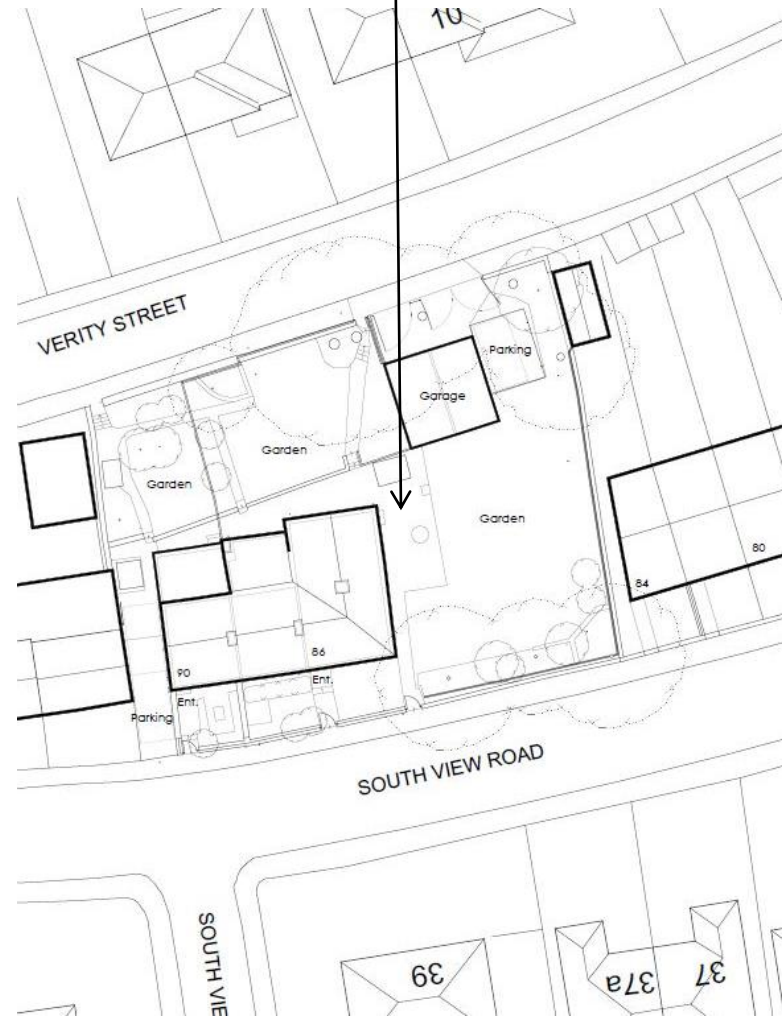


(N.B. - Trees omitted for clarity)



Conservation Area Plan

Development Site



Site Plan as Existing

This document is to be read in conjunction with other documents and drawings submitted as part of the Planning Application. This application seeks approval for the following –

Proposed development of 1 no. new-build dwelling on land adjacent to 86 South View Road, plus extensions to Nos. 86 and 90 South View Road, East Bierley.

This is a family owned plot within East Bierley conservation area. There are currently 2 houses on site but originally there were 3, with Nos.86 and 88 now forming one dwelling. No.86 currently has a large side garden with a double garage at the rear, accessed off Verity Street. There are a number of trees on site both to the front and rear. Fibre Architects were instructed to investigate how the current dwellings could be updated and whether there was potential to develop the large side garden as a single dwelling. As the site is within East Bierley Conservation Area, an initial heritage assessment was undertaken to understand what elements contribute positively to the area.

East Bierley Conservation Area is a mainly residential area with a wide variety of building types from different eras. In addition, the varied building line forms part of the pleasing nature of the area, an expression of the ad hoc evolution of development over time. From the central village green, the CA radiates out along the three main roads. The site in question fronts one of these main roads, and whilst the existing buildings are not of particular architectural quality, they do form part of the pleasing street scene and as such, contribute positively to the character of the area. In light of this, any work to this street façade should be carried out sensitively.

The application site fronts the south side of Verity Street, although the north side of Verity Street is not within the Conservation Area. This illustrates the secondary importance of this street, which is primarily a rear access to the houses fronting South View Road. Over time, single storey garages have been erected, leaving Verity Street somewhat lacking in a quality street scene. There is much more flexibility for redevelopment of the rear of the properties which could possibly improve the street scene whilst retaining vehicular access.

The large side garden seems to be a bit incongruous, as elsewhere along the main roads, development is pretty constant. It is our considered opinion that it is suitable for infill development, however any potential designs should be conscious of the local styles and materials so it can knit in successfully, particularly the frontage to South View. There are a number of mature trees on site and any development should take account of these. As such, advice has been taken from an arboriculturalist.

In light of the heritage assessment, regarding proposed works to the existing dwellings, the main frontage is to remain whilst we propose to introduce rear extensions to the two existing dwellings, which includes a parking deck for No.86. Wall and roof materials will match those used on the existing building.

Relocating the parking for No.86 will free up the adjacent infill site to be developed as a detached dwelling. From South View Road, it is proposed to be set back to retain the existing trees. Like the other dwellings, this will be considered the main entrance façade, enabling the replacement of the existing 1.8m timber fence with a metal railing to match adjacent railings, improving the visual appearance of the site from the street. On Verity Street, it is proposed to incorporate an integral garage, which will utilise the structural base of the existing garage. Again, wall and roof materials will match those used on the existing building, and roof lines and massing match with adjacent buildings

In terms of access design, the site can be accessed from South View Road as well as Verity Street to the North. The adjacent new dwelling will be accessible through the higher level garage.

In conclusion, it is considered that the proposals form a considered response to development in the conservation area that provides a positive contribution and adds to the sustainability of the local area.

# Existing Views



④ Street View along Verity Street

③ Street View along Verity Street



② Street view along South View Road



① View from Site Entrance

# Proposed Views

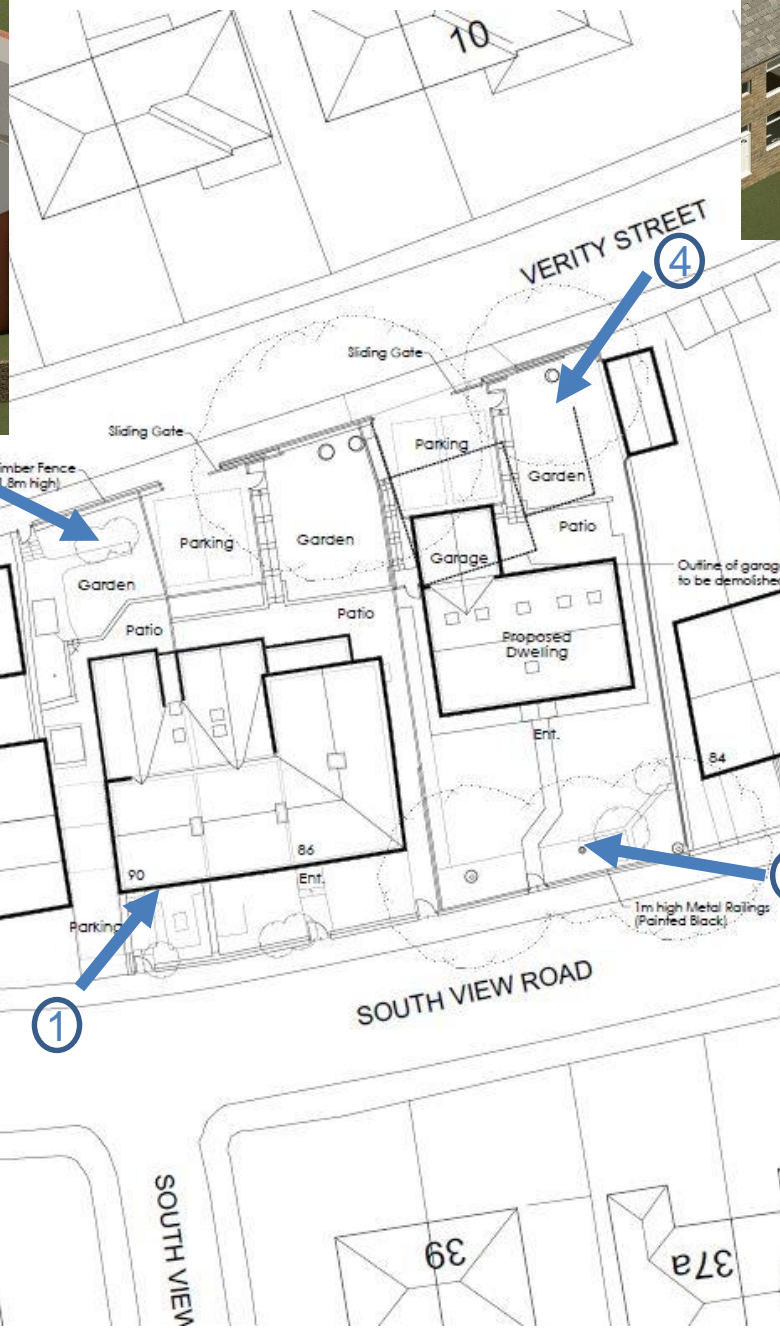
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④ View from Verity Street



② View along South View Road



③ View from Verity Street



① View from South View Road