

PROPERTY ADDRESS: 101 Allen Croft Birkenshaw Bradford BD11 2AB**DESIGN:**

The proposed development Grid Ref 53°45'05.1"N 1°41'28.7"W is located within the existing property boundary of 101 Allen Croft Birkenshaw, Bradford BD11 2AB. The existing site area of the property is 700m² of which 69.77m² is the main building footprint. The proposal is to divide the site into two. The first containing the existing dwelling and gardens. The second the lower part of the original garden where the construction of two semi-detached houses is proposed. The site containing the original dwelling is to be reduced to 363.5m² (3912.7 ft²) and the area that remains 337m² (3627.4 ft²) is for the new development. This new site area is to be divided in to two plots Plot A (161m²) and Plot B (176m²).

The new semi detached dwellings consist of a two storey construction with two reception rooms, a kitchen dining area and a WC on the ground floor. A master bedroom and two smaller bedrooms and a family bathroom on the first floor. Storage on the landing above the stairwell is to be provided but can also be used for the provision of traditional HW cylinder storage or alternative boiler location if required.

The fenestration of the front and rear of the properties reflects the surrounding buildings and is sympathetic with their proportions. Materials used for the external envelope are also to be in keeping with the neighbouring properties. The dwelling facing the development with a windowed elevation is to be a distance of no less than 12 metres away. To the west, no 101 Allen Croft (16 metres away) has windows overlooking the blank gable wall of the new property. All other surrounding properties facing the site have windowless gable wall elevations. Consequently no rear part of the new dwelling is overlooked from any neighbouring windows.

A new drive is to be provided for each property. These are of sufficient length and width to provide space for two large family sized cars with off-street parking. Turning circles for the cars accessing the drive are indicated on the application drawing documents. A ramped access is to be provided from the drive to the main front entrance. A 1.8m high timber fence, for security, is to be erected around the boundary of the property.

The external envelope of the building will be constructed from lightweight internal blocks, an insulated cavity and an outer leaf of a material to match the existing neighbouring properties. The U value of the wall will be no greater than 0.16 W/m² K. The roof is of timber truss construction and roofing tiles to match the surrounding properties. The insulated roof must attain a U value of 0.11 W/m² K. An insulated concrete floor will also be need to attain no more than the current required thermal transmittance of 0.25 W/m² K

The proposed building work will be carried out by a competent Building Contractor and in accordance with current Building Regulations, DEFRA - Limiting thermal bridging and air change: Robust Construction details for dwellings and similar buildings together with all relevant British Standards and Codes of practice and to the satisfaction of the respective Building Inspector. All steelwork will be in accordance with the Structural Engineers drawings and calculations. Heating is to have an ErP energy efficient rating of A. A minimum of 75% of the Interior lighting is required to have an energy efficiency of A. Exterior lighting with PIR detection to be fitted at the main entrance. Internally, smoke alarms are to be fitted on each floor and a heat detector in the kitchen area. Neighbourhood consultation prior to, and during, the planning application procedure will be necessary to ensure all parties are in agreement with this development.

ACCESS:

The proposed site at Grid Ref 53°45'05.1"N 1°41'28.7"W (or What Three Words ///letter.clocks.tones) is on a street approx 200m from the Bradford Road (A651) 500m from the Whitehall Road (A58). It is 1Km from the M62 motorway with junctions 26 (2Km away) and 27 (3Km away)

A drive for each house has two large family car spaces for off-street parking and has good access off Allen Croft with sufficient manoeuvring space. Leaving necessary space for emergency services and refuse vehicles. A ramp of 1 in 12 for disabled and ambulant disabled access from the new drive to the main entrance has been incorporated into the design.

Local public transport is either train or Bus. The nearest railway station is Low Moor at 3.7miles away. With Northern Rail services direct to Bradford Interchange, Leeds and Manchester Victoria. Bus services into Bradford are 200m away on Bradford Road A651 (No 256 & 263) and into Leeds 500m away on Whitehall Road A58 (No 254 & 255)