

382 Bradley Road, Huddersfield

Design & Access Statement

November 2023



Introduction

This report has been prepared to for a pre-application for the demolition of the existing dwelling at 382 Bradley Road, Huddersfield, HD2 1PU and the erection of a new dwelling in its place.

A recent planning application 2022/62/93919/W was withdrawn. We are now seeking to reapply following pre-app consultation with the local authority for planning permission addressing the issues of the initial application.

Location

The site is located on Bradley Road, in north Huddersfield. The site is in a residential area of Huddersfield. The surrounding properties are a mix of detached houses, bungalows and farms. The site is located close to Bradley Golf Course and Bradley Park.

The site is bounded to the north by Bradley Golf Course, to the east by a bungalow, to the west by a 2-storey terraced house, and to the south by commercial units on the opposite side of Bradley Road.



Existing Use

The existing dwelling on the site is a small bungalow in bad condition and the arrangement does not work for the family's needs. The dwelling is made of different external materials including pebble dash render, brick and stone – the house does not have any common characteristics of other houses on Bradley Road. There is a large garden and garage to the rear, and a drive at the front for approximately for several vehicles.



Photo: the front of existing dwelling

The following page shows an aerial view of the house and neighbouring houses. Not all houses are aligned and there are single storey extension and out houses which go deep into the garden spaces.



Photo: the rear of existing dwelling



Proposed Development

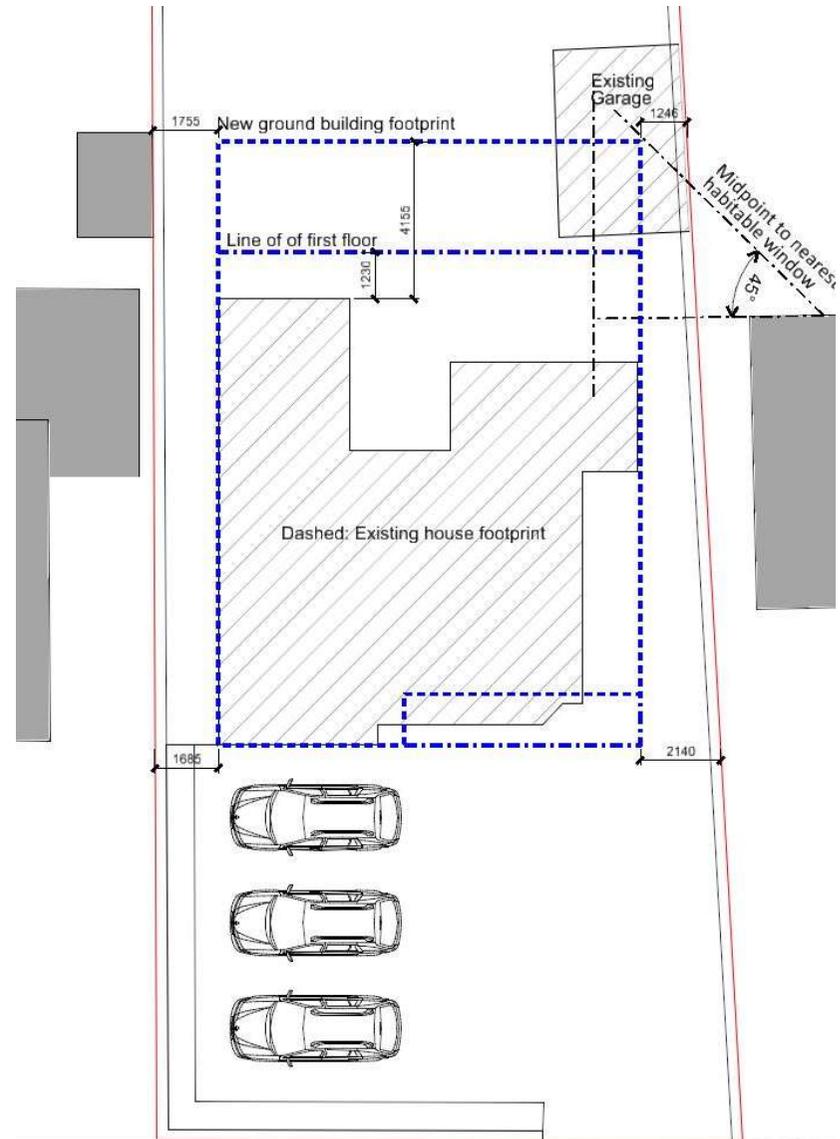
The proposed development involves the demolition of the existing dwelling and the construction of a new dwelling in its place. The new dwelling will be a two-story (with loft), detached house with five bedrooms and three bathrooms.

The height and massing of the house have been designed to be considerate of neighbouring properties. The ridge of the roofs runs from north to south, so the roof pitches to the east and west to minimize the impact on neighbouring houses on these sides. The ridge height and the west eave will be similar to the house on the west side. The roof slopes further on the east side to have a lower eave that is similar to the roof ridge of the neighbouring bungalow. This roof profile is similar to other houses on Bradley Road.

The drawing on the right shows the existing building footprint, with the new building footprint outlined. The new building footprint aligns with the existing house on the east, south, and west sides. The new house on the south and east sides matches the furthest point of the existing houses on those sides. The rear of the house will extend xxx, which is less than the distance generated by the midpoint of the nearest habitable room window of the adjacent property number 378, at an angle of 45° . The rear garden is large, so any enlargement of the house in this direction will not be detrimental to its appearance.

The first floor on the rear has been set back to be a similar point of the existing house. As shown in the drawing, the house is much smaller than the initial application 12 months ago.

Drawings of the proposed design have been provided. Please refer to the drawings list provided in this report.



Bradley Road is unique as there is there is not a set character. The houses using different façade finishes including stone, brick and render. There are various sizes and scales of different type of houses including bungalows, double storey detached and semi-detached houses. There also a farm on the road.

Here are some images of houses of different houses which shows the variety and characteristics that could influence the design of the new house.



Front gable house, a constant feature along Bradley



Houses of different type, size, and materiality.



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Front gable house, a constant feature along Bradley

The house will be designed to fit in with the existing character of Bradley Road taking influence from other houses. The design been further developed to be more sympathetic to the area with omitting the gable end and balcony on the south elevation of the original design. The following are some specific design considerations:

- The house will be constructed of stone, with a pitched roof. These materials are commonly used in Bradley Road, and they will help the house to blend in with the surrounding buildings.
- The house will be set back from the road in line with existing house. This will provide sufficient space for parking.
- The house will be no taller than the surrounding buildings. This will help to maintain the character of the streetscape.
- The internal arrangement will be designed to have well-proportioned rooms to meet the family's needs.
- The house will have a contemporary front elevation, with recess to emphasise the entrance.

The following images show 3D concepts views of the house, more images can be found on the drawings provided.



3D front view of the house



3D front view (boundary fence not shown for visual)



3D rear view

The house will be designed to be sustainable and energy efficient. This will be achieved using insulation for high u-values, energy-efficient appliances, air source heat pumps and solar panels. Climate change statement has been provided with this application.

We believe the new dwelling is sensitive to the surrounding properties will provide a positive contribution to the architecture of Bradley Road. The current house is not fit for purpose and the new development will be a modern and sustainable home built to a high-quality standard.

Information List:

382 Bradley Road – Design & Access Statement

382 Bradley Road – Climate Change Statement

0022-100-RG Location Plan and Existing Drawings

0022-200-RG Proposed Drawings

0022-250-RG Block Plan and Visuals