

Integrated Design & Access / Heritage Statement

PROJECT TITLE

Proposals for single storey rear extension

located at

994 Bradford Road, Birstall, Batley WF17 9JD

JOB NUMBER

1979

CLIENT

Mr & Mrs Pollitt

DATE

July 2025

Prepared By:

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1. Existing use of site

1.1 The site is part of the row of terraced houses known as Trinity Terrace.

1.2 The Birstall Conservation Area Appraisal states:

They were built on the site next to the former dam where Bradford Road now runs. In 1896 there are 8 substantial terrace houses here which were built for mill owners, managers and the professional classes. The buildings are made of a local ashlar stone (millstone grit) and show a number of archetypal features from the 19th Century period. There are dentils along the top of the façade of the terrace in the bedmoulds of the cornice. All of the buildings have lintels which bridge the windows and doors. The end buildings, nearest Cambridge Road, are the largest and display moulded lintels above the windows and the doors are covered by decorated hood moulds which would have been constructed into the building in order to throw off rainwater.

2. Proposal

2.1 The proposal is for a single storey rear extension

2.2 To be constructed in materials to match existing

2.3 A comparable extension has previously been undertaken a few doors along Trinity Terrace and this has not been of detrimental effect to the area.

3. Evaluation

3.1 The proposals are small scale and will compliment the existing rear elevation of the property, whilst the existing dwelling remains dominant.

4. Environmental Considerations & Provisions

4.1 There are no environmental impacts due to the proposals

5. Social Context

5.1 The proposals do not cause any negative social impact.

6. Planning Policies

6.1 NPPF 2018 Paragraph 192 to 202 support the enhancement of heritage assets, which pose no detrimental impact on the conservation area as a whole.

6.2 We believe the proposals causes no impact on the conservation area and enhance the building and properties around it.

7. Highways

7.1 not effect on highways

8. Conclusion

8.1 The proposals do not cause a negative impact on the existing dwelling and are designed to integrate, without destroying its character or importance.

End of Report