



Full Planning Application

Conversion of vacant former public house into apartments and the construction of 4 houses each with parking and gardens on the car park and surrounding land

**former
Richardson's Arms
684 Bradford Road
Oakenshaw
Bradford
BD12 7EN**

L Morrell

**Planning,
Design
Access
Heritage Statement**

Introduction

The Applicants wish to apply to convert the vacant former public house into apartments and build 4 houses each with parking and gardens on the car park and surrounding land

Planning History

2010/90662

Change of use and extension of existing public house to form D2 assembly and leisure building (swimming pool) and ancillary cafe/bar and function room

Location: Richardsons Arms, 684, Bradford Road, Oakenshaw, Bradford, BD12 7EN

APPROVED

2021/20411

Pre application advice for residential development at Richardsons Arms, 684, Bradford Road, Oakenshaw, Bradford, BD12 7EN

Planning Policy

National Planning Policy Framework (NPPF):

The NPPF is a material planning consideration on any development proposal. The NPPF highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;

ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increased supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;

iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy.

As such the NPPF suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Kirklees Local Plan:

Consideration has been given to all the following Policies when looking at design and rge redevelopment of this site:-

- LP1 Presumption in favour of sustainable development
- LP2 Place Shaping
- LP3 Location of New Development
- LP4 Providing Infrastructure
- LP5 Masterplanning sites
- LP6 Safeguarding land
- LP7 Efficient and effective use of land and buildings
- LP11 Housing Mix and Affordable Housing
- LP19 Strategic transport infrastructure
- LP20 Sustainable travel
- LP21 Highways and access
- LP22 Parking
- LP23 Core walking and cycling network
- LP24 Design
- LP27 Flood Risk

February 2026

AGC-11-408-Design, Access & Heritage Statement

Issue 3

- LP30 Biodiversity
- LP33 Trees
- LP34 Conserving and enhancing the water environment
- LP35 Historic environment
- LP43 Waste management hierarchy
- LP47 Healthy, active and safe lifestyles
- LP48 Community facilities and services
- LP51 Protection and improvement of local air quality
- LP52 Protection and improvement of environmental quality

In 2021 a Pre Application Enquiry was made, Kirklees evaluated all aspects and we considered and designed this scheme in line with the formal response received having given 4 options at the time, we chose to follow the guidance received to retain the Public House for conversion and development of the surrounding land.

Access options were given and again we have followed the guidance given in the Pre Application reply, as we have also for trees, development mix, redevelopment of a previously developed site etc etc

The Site and its surroundings

The site is shown edged red on the Location Plan submitted with the application.

The site is on Bradford Road, Oakenshaw with Wyke Lane to its side
St Andrew's Church is on the other side of Wyke Lane
Residential cottages are adjacent to the site

Use

The site was a former Public House, closed down many years ago, unused, overgrown and in need of redevelopment

Design

The Public House is to be converted with only single storey toilet blocks being demolished and the remainder of the conversion works are all within the building utilizing existing openings

The 4 new houses have been designed in a terrace theme, similar to surroundings, and are stepped to create a design interest

Parking and turning have been provided within the site

Landscaping

Gardens will have lawned areas, planting zones, hard landscaping with paths, patios and drives.
Properties will be separated by timber fences and enclosed at the fronts with dwarf stone walls.

Appearance and Materials

Slated roofs above coursed stone walling. Stone chimneys
All openings are to have stone heads, cills and jamb surrounds.
Stone corbels support the black seamless aluminium gutters and downpipes.
Windows and doors are to be grey upvc with composite doors

Access, Parking & Highways

Access to the site is via Wyke Lane, as requested following our formal Pre Application Enquiry and reply.

The turning of refuse and emergency vehicles has been designed into the scheme and there is parking and a visitor parking space to the turning area.

Schedule of accommodation

Public House Conversion:

Flat 1	Ground Floor	Purple	70 sqm GIA
Flat 2	Ground Floor	Green	65 sqm GIA
Flat 3	First Floor	Cyan	67 sqm GIA
Flat 4	First Floor	Yellow	63 sqm GIA
Flat 5	Second Floor	Red	70 sqm GIA (above 1.5m headroom)

New Houses:

Plot 1	2 Bed	84 sqm GIA
Plot 2	2 Bed	84 sqm GIA
Plot 3	2 Bed	84 sqm GIA
Plot 4	2 Bed	84 sqm GIA

Crime Prevention Statement

We have two elements to this application
Change of Use and conversion of a unused Public House and the development of the car park and surrounding grounds for housing.

It was suggested, in the Pre App response to retain the pub and develop the grounds was the most appropriate course of action. We have incorporated a new improved access off Wyke Lane.

The development will be designed to have a visually open access way and parking facilities, well lit for residents. The rear gardens are to be secure and private by introducing 1.8m close boarded timber fences.

There are pedestrian footpaths from the parking areas to all houses, apartments and links to Bradford Road.

The houses and apartments and any communal areas will be designed and fitted with all the latest locks, alarms and crime preventative measures possible

Drainage Strategy

We will follow the advise given in the Pre Application enquiry response to follow the hierarchy of drainage design and consider, in order –

SW to attenuation tanks before discharge to a nearby identified watercourse

SW discharge to combined sewers on site

FW & SW discharge to Public Sewer in Bradford Road

Site Waste Management Plan

A detailed Site Waster Management Plan will be produced by the prospective developer of the site, which is not the applicant.

The intention throughout the design process has been to minimize waste from the works and development by –

Reusing, where possible, any materials from the demolition

Reuse any and all materials in the existing building with repairs and only replacing where necessary

All new materials will be attempted to be sourced from the local area

Statement of Community Involvement

We have not actively involved the community prior to this application.

The reason this application has been submitted is that many years ago the owner and applicant attempted to keep the Public House Open and running however after lack of local trade and community involvement it had to close as losing vast amounts of money.

Heritage Statement:

There are 3 Listed Buildings near to the development site

St Andrews Church

SE 12 NE SPENBOROUGH MB BRADFORD ROAD, OAKENSHAW
1/87

Grade II

Gothic Revival church. 1889 by Milnes & France of Bradford. Hammer dressed stone. Pitched slate roof with gable copings. N.W. tower with spire. 5-bay buttressed nave, lean-to buttressed aisle to south with porch and later vestry. 2-bay chancel. Nave has triple pointed lights in broad arched recess to clerestory, and single pointed lights at ground floor level. Aisle has paired pointed lights. Paired lancets at high level to chancel. East window is triple group of lancets with hood moulds and colonnettes in reveals. West window is made up of 3 pairs of lancets with circle in head all in broad arched surround with oval in apex. Tall, 2-tier, square tower with angle buttresses. Large blind 3-light arched windows to 2nd tier. Tall octagonal pinnacles with clock face between. Octagonal bell chamber and stone spire. Interior: Blind arcade on squat columns to each side, the aisle now being used for ancillary accommodation. Well carved oak altar and reredos. Sedilia and piscina in south chancel wall.

Listing NGR: SE1751127774

13 Wyke Lane

SE 12 NE SPENBOROUGH MB WYKE LANE, OAKENSHAW

1/182 No. 13

Grade II

Detached house. Early to mid C.19. Hammer dressed stone. Stone slate roof.
Recent brick stack. Two storeys. Near central door, with one 3-light window to left and right, both floors.

Listing NGR: SE1742027780

The Cross

SE 12 NE SPENBOROUGH MB WYKE LANE, OAKENSHAW

1/183 The Cross

Grade II

Market cross, probably late C.18. Slender stone column, with 4 engaged colonnettes, on 4-step circular podium. The column is surmounted by an elaborate finial, the square base of which has a sundial to each face. Important village centre site.

Listing NGR: SE1735127786

February 2026

AGC-11-408-Design, Access & Heritage Statement

Issue 3



The main issue of the development is any potential effect on St Andrew's Church.

The site is a former Public House, closed down many years ago

As a Public House there would have been an increase in Noise & Traffic generation was high.

As a proposed residential development we are intending to convert the main Public House structure/building, removing small single storey toilet and ancillary blocks.

We propose to construct 5 new houses in a terraced design, slightly stepped to give visual interest. These houses are behind the former Public House. They have been designed to not look directly at the church so only a gable is visible, which is some 50m away.

We have carefully considered the options and consider that there will be no greater impact on the Listed Building than the previous use