

DESIGN AND ACCESS STATEMENT

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the rendering of an existing rear brick wall at 2 Bradford Road, Dewsbury, located within a designated conservation area in Dewsbury.

The proposal seeks to improve the condition and appearance of the existing structure, where the brickwork has significantly deteriorated.

2. Site Context

The application site comprises an existing building located within a conservation area in Dewsbury. The property forms part of a wider built environment characterised by traditional masonry construction.

The rear elevation, which is the subject of this application, is not prominently visible from the public realm and is currently in a poor state of repair, with degraded brickwork affecting both appearance and durability.

3. Design Principles

3.1 Amount

The proposal relates solely to the treatment of the existing rear wall. No extensions or additional built form are proposed.

3.2 Layout

The layout of the building remains unchanged. The works are limited to the external finish of the rear elevation.

3.3 Scale

There are no changes to the scale, height, or massing of the building. The proposal maintains the existing built form entirely.

3.4 Appearance

The existing brickwork to the rear elevation is in poor condition and detracts from the overall quality of the building.

The proposal is to apply a render finish to:

- * Protect the underlying structure from further weathering
- * Provide a clean and uniform appearance
- * Enhance the visual quality of the rear elevation

The render will be:

- * Of a colour and finish appropriate to the host building and surrounding context
- * Subtle and in keeping with the character of the conservation area

Given the limited visibility of the rear elevation, the impact on the wider streetscape and heritage significance is considered minimal.

3.5 Heritage Considerations

The site lies within a designated conservation area, where preserving or enhancing character is a key consideration.

The proposed works:

- * Address existing fabric deterioration
- * Prevent further decline of the building
- * Result in an overall enhancement to the condition and appearance of the property

The intervention is considered sympathetic, reversible in nature, and justified due to the poor state of the existing brickwork.

4. Access

4.1 Vehicular and Pedestrian Access

No changes to existing access arrangements are proposed. The works do not affect access to or within the site.

4.2 Inclusive Access

As the proposal relates only to external alterations to an existing wall, there is no impact on accessibility. Existing access arrangements remain unchanged.

5. Conclusion

The proposed rendering of the rear wall is a modest and justified intervention that addresses the poor condition of the existing brickwork.

The works will preserve and enhance the building by improving its durability and visual appearance, while having no adverse impact on the character or significance of the conservation area.