Integrated Design & Access / Heritage Statement

P R O J E C T T I T L E

Replacement of existing conservatory with new

located at

75 Birkby Hall Road, Birkby, Huddersfield, HD2 2TN

J O B N U M B E R

1771

C L I E N T

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D A T E

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Prepared By:

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1. Existing use of site

1.1 Existing property is a semi-detached, stone built, 2 Storey residential dwelling with cellar.

1.2 The existing property comprises of the following:

Ground Floor – Kitchen, Dining Room, Lounge & Summer Room
First Floor – 3No bedrooms, Bathroom

1.3 The property is Grade II Listed (Please see Historic England Classification Sheet and map at the end of this document).

1.4 The site has street parking with good transport links to all surrounding towns and cities via M62.

1.5 The dwelling enjoys private garden to two sides

1.6 The surrounding area is residential use.

2. Proposal

2.1 The proposals include the removal of the existing conservatory timber framework and windows. To be replaced with new oak framework, double glazed framework, solid roof with reclaimed stone tiles to match and conservation specification velux roof windows, flush fitted with lead detailing finished in dark grey.

2.2 The existing timber frame is in poor condition. The roof & window glazing is all single glazed so cold in the winter and hot in the summer – therefore no good for all year use.

2.3 The proposals replace the old framework with new oak framing to enhance the existing dwelling

2.4 The existing glazed roof is to be replaced with a solid roof (as above)

2.5 The proposals will enable the applicant to utilise the space for all year round use.

3. Evaluation

3.1 The existing conservatory requires replacement

3.2 Although the building is listed the existing elements which are to be replaced are now in need of replacement as repairing them would be false economy. Therefore the removal of these elements and the replacement with something more in-keeping can only help to enhance the dwelling and also secure its future use.

3.3 The design reflects elements of the existing dwelling and will be constructed in materials to match, which being built in modern materials to modern standards of construction.

4. Environmental Considerations & Provisions

4.1 There are no environmental impacts due to the proposals

5. Social Context

5.1 The proposals will bring the building up to date with modern standards whilst retaining the original look of the building and not detract from its overall heritage.

5.2 It will add to the local economy in terms of local trades and locally sourced materials.

5.3 The proposals do not cause any negative social impact.

6. Planning Policies

6.1 NPPF Paragraph 60 states:

'…...Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness...'

Paragraph 61 goes on to state:

'….Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.....'

Paragraph 126 of the NPPF States:

'*...Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

●● *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

●● *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

●● *the desirability of new development making a positive contribution to local character and distinctiveness; and*

●● *opportunities to draw on the contribution made by the historic environment to the character of a place...'*

The proposals enhance the existing building with tastefully designed, modern additions, which reflect the surrounding area. The proposals do not detract from the distinctness of the area and only work to enhance and add to it.

Paragraph 132 goes on to state:

'….*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.....'*

7. Highways

7.1 n/a

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 and replace elements which are now in need of replcement.

End of Report