DESIGN + ACCESS STATEMENT

HERITAGE IMPACT ASSESSMENT

location	7 Oakfield Road Birkby, Huddersfield, HD2 2XF.
application	Erection of Extensions and Alterations to Dwelling.
client/applicant	Mr & Mrs D Stephenson
job number	18/456
date	November 2018



PAUL MATTHEWS ARCHITECTURAL Ltd

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499
paul@paulmatthewsarchitectural.co.uk
www.paulmatthewsarchitectural.co.uk
Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

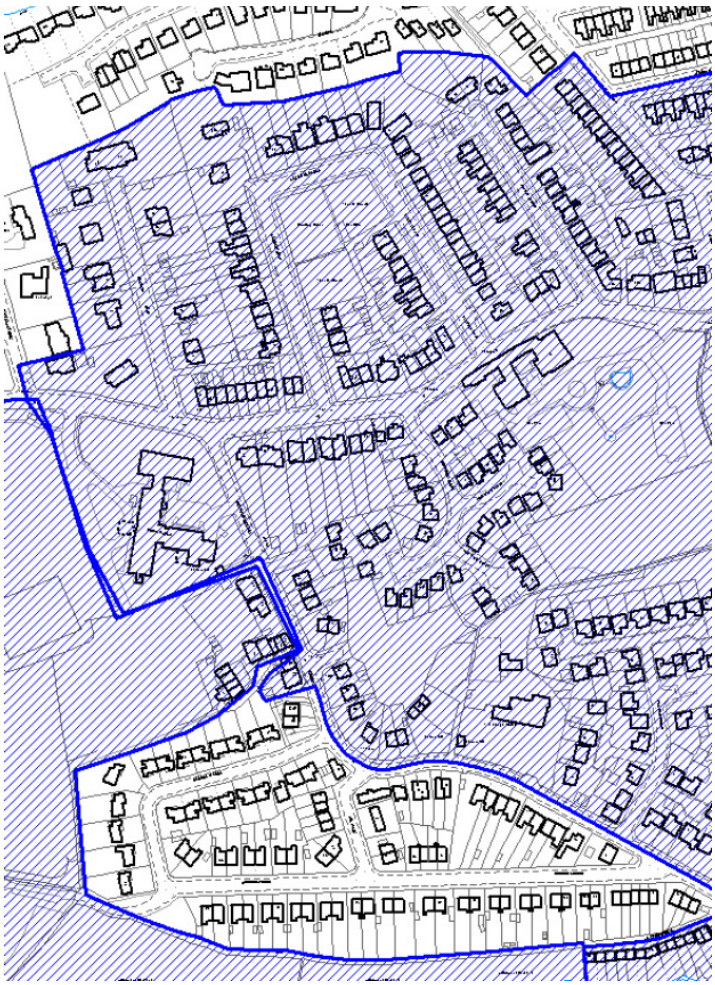
This design and access statement & Heritage Impact Assessment form part of the planning application for the extension and alterations to 7 Oakfield Road, Birkby, Huddersfield, HD2 2XF.

7 Oakfield Road is one of the more modern detached properties off Oakfield Road. The property was built in the early 1980's.

Oakfield Road hosts a number of detached and semi-detached properties of varying ages designs, styles and hosts an equal spectrum with regards to materials.

The subject property is traditionally built using natural coursed stone covered with a smooth concrete tile roof. The property was previously surrounded by large mature trees, these over the recent years have been thinned out/removed creating more light to the property and a larger usable garden area.

The property is subservient to its immediately adjacent properties , 9/11 Oakfield Road & 210 Birkby Hall Road. Both of which are large three storey properties. The subject property being a split level single storey dwelling.



The site falls just within the Birkby Conservation area on the west extreme as can be seen on the map extract opposite.

The subject property has no planning history on the Kirklees planning website, excluding recent and historic tree works applications.

The Birkby conservation area covers a vast area.

The local planning authority has no appraisal policy available for the Birkby area.

The proposals are to modernise and update the property to provide suitable and appropriate modern day living standards. The works are mainly internal with the addition of pitched roof dormer windows to serve the proposed first floor and a small extension to the rear.

We contend the proposal do not cause detrimental harm to the immediate locality or the Birkby conservation area setting as a whole.



The above google earth extract indicates the property and the immediate surrounding locality. This image was taken before the previous and also more recent tree removal/thinning out.

USE

This use of the property will not change. The property will still remain a private family dwelling C3 use class.

MEANS OF ACCESS

There is no proposed change to the means of access to the site or building. The internal circulation area is enhanced by the proposals

APPEARANCE

The aesthetic changes are minimal form a public viewpoint. Oakfield Road is a dead end road so has little passing traffic or public.

The dormers to the front elevation have been kept small and compact with a pitched roof. Rooflights are also proposed to provide the required natural daylight and ventilation to the property.

The single storey rear extension is modest and subservient to the host property. An expanse of glazing is proposed to the rear to make the most of the garden and provide natural light to the open plan kitchen, dining living area.

LANDSCAPING

No proposed change, garden works are currently being carried out by the occupants.

LAYOUT

The proposed layout/changes are shown on the submitted plans.

SCALE

The proposed additions remain subservient to the original property.