Planning, Design/Access and Heritage Statement

15 Osborne Road, Birkby, Huddersfield, HD1 5HB

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Ariel view 15 Osborne Road, Birkby, Huddersfield



Front view of 15 Osborne Road, Birkby, Huddersfield

Introduction

This Planning, Design/Access and Heritage Statement provides supporting information on the proposed works to 15 Osborne Road, Birkby, Huddersfield. The information contained in this report aims to explain the significance of the heritage asset, reasoning between the necessary works, details of the proposed works and the impact on the property and the designated Kirklees conservation area, a heritage asset.

This statement has been prepared to satisfy the requirements contained within paragraph 128 of the National Planning Policy Framework (NPPF) and Kirklees Metropolitan Borough Council submission requirements for planning applications.

Proposal

To construct a roof dormer to the rear of the property and to the front of the property to create habitable space in the roof void. The 2 dormers to have grey EPDM rubberized membrane flat roof with grey pvc cladding to match with existing blue slates.

Planning Context

The application site is situated at 15 Osborne Road, Birkby, Huddersfield in a Birkby conservation area (CA54), Greenhead ward of Kirklees Metropolitan Borough Council in the county of West Yorkshire. The properties in this area are a mixture of dwelling types. This property is a mid-terrace thru house over 2 floors, built in the early 1900's, in natural sandstone with blue slated roof. Many properties on this street and in this conservation area have had loft conversions with dormer roofs to meet the needs of the occupants. The applicant has a growing family and due to shortage of larger dwellings in this area he needs the extra bedroom space in the loft.

Justification for proposed works

To create more additional living space for the occupants. To make the building more suitable to the growing family and it needs.

Significance of affected fabric

The main roof will retain its distinctive blue slate roof and the new dormer roof will be in dark grey EPDM material and side walls will be in grey pvc cladding so as to blend in with the grey slates.

Potential heritage benefits of work

To enable the building to have a continued viable use.

Conclusion

All efforts have been made within this proposal to minimize the impact of the scheme on visual and residential amenity. The owners of this property are looking to extend and upgrade this property to a modern family home to accommodate the growing family and their needs. The proposal will be utilising the latest energy efficient features and technology such as energy saving lighting and insulating the loft

space to current standards which is in-line with Kirklees council policy and we hope this application is supported.