

HERITAGE STATEMENT

FOR THE 2ND FLOOR EXTENSION TO 2 OAKFIELD ROAD, BIRKBY, HUDDERSFIELD

2 Oakfield Road lies on the fringes of the Birkby Conservation Area, within 2 miles of Huddersfield town centre. Built circa 1910 the 2.5 storey (when viewed from the rear) semidetached property is constructed up to the first floor in natural coursed stone. The low pitched roof is finished in natural blue slate tiles, with stone dental coursed supports for the black upvc gutters

The dwelling lies in generous grounds fronting Oakfield road, there is no rear garden to the property which is attached in part to the row of terraced properties fronting Birkby Hall road. Other properties in Oakfield Road generally are a mixture of semi-detached and detached dwellings.

The materials of which they are built also vary from natural stone walling to brick and rendered facades. Roofing materials range from natural slate to plain interlocking concrete tiles. Nearby listed buildings are located in Birkby Hall & Birkby Lodge Road, the settings of these buildings are not in any way compromised by our proposals.

Our proposals are to increase the masonry to the previously constructed extensions to lift ridge level and create a 2nd floor within the roof space and provide an additional bedroom. This would include the addition of 2 front dormers and one conservation roof light. The proposed remains subservient to the original dwelling and is set back from the original elevation and the proposed ridge level is set down from the existing dwelling. The proposal includes for the replacement of the existing single window to the front elevation with a larger double window which is to match the existing dwelling.

To sum up we feel the proposed extension create a positive effect in terms of appearance of the host building and surrounding land. We believe the extension will be a sensitive addition to the host dwelling, with design and materials carefully chosen to harmonise with the overall character of the Birkby conservation area.