

HERITAGE AND DESIGN AND ACCESS STATEMENT

12 Oakfield Road, Birkby, Huddersfield

HD2 2XF

This Heritage and Design and access statement has been produced to support an extension at the above address

HERITAGE ASSET

The proposed site sits in a conservation area and therefore requires a formal planning application.

The application site is off of the main road and is located on 12 Oakdale Road.

The property has an existing flat fronted form and lacks character. To the rear appearance consists of a central bi-folding door with windows above looking onto a private large garden with no overlooking issues.

Building materials

Walls: Natural Stone

Roof: Concrete tiles

Windows: Upvc double glazed units

The street has properties with canopy roofs and bay windows using varied materials including Stone, Brickwork and block and render

SIGNIFICANCE and DESIGN

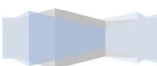
This application is to introduce character to the front elevation by introducing a bay window with canopy and a traditional front door.

To the sides are some additional windows to provide extra light All of which will be glazed obscurely to prevent overlooking.

To the rear is a 4.0m rear extension which in normal circumstances can be constructed under permitted development with a flat roof with lantern and a central door.

All of which will be constructed using matching materials.

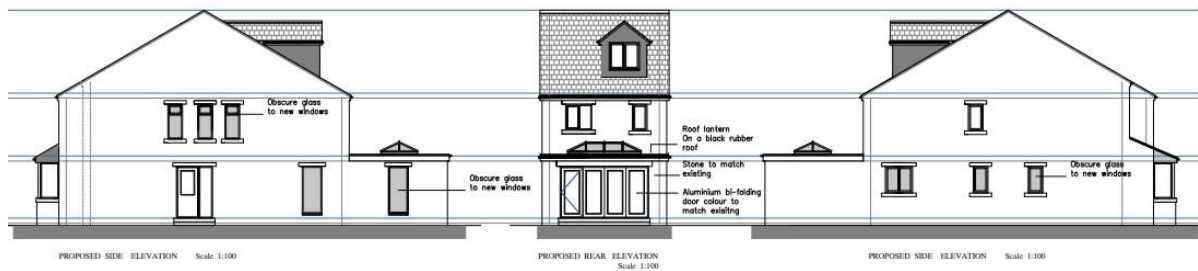
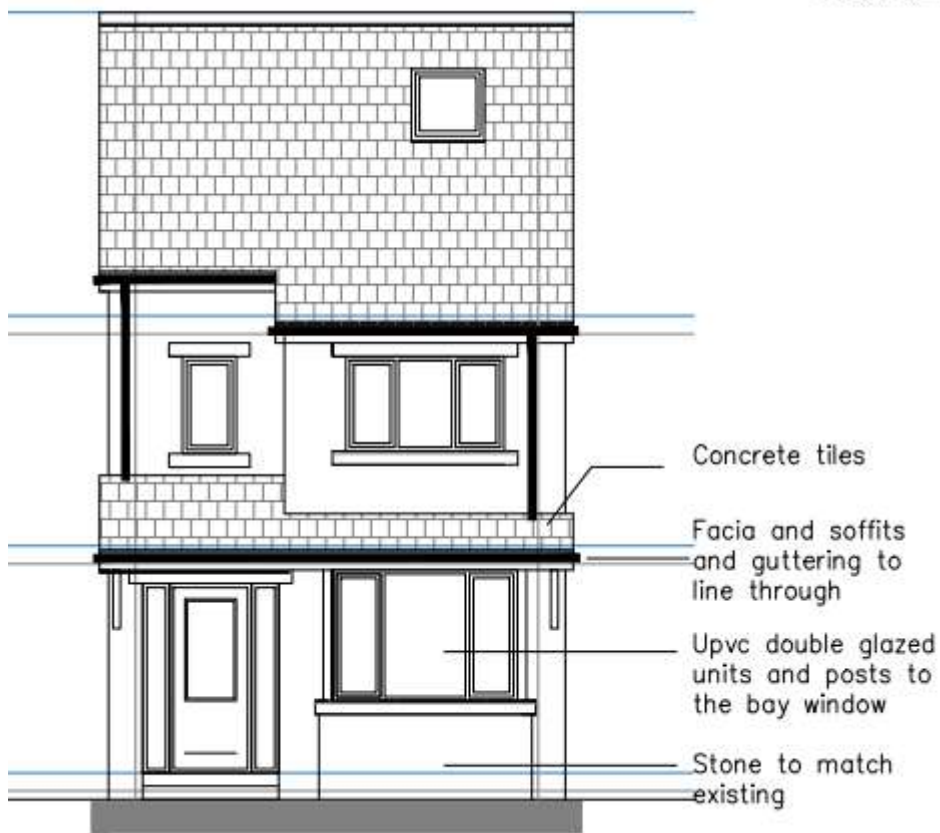
Based on the above we feel that the application should be granted.



HERITAGE AND DESIGN AND ACCESS STATEMENT

12 Oakfield Road, Birkby, Huddersfield

HD2 2XF



HERITAGE AND DESIGN AND ACCESS STATEMENT

12 Oakfield Road, Birkby, Huddersfield

HD2 2XF



EXISTING STREET SCENE

