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Architectural Services



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Design and Access Statement and Heritage Statement

26 Hops Drove
Birkby, Huddersfield
HD1 5AD



Introduction

1.0 - Context

The site is located within Birkby Conservation Area, which is noted for being a mainly nineteenth century residential suburb of Huddersfield, but includes older buildings and a large mill complex together with a Victorian cemetery and public park. The stone terraced properties have a leafy aspect to the streets with uniform stone boundary walls and gateways contributing to the street scenes. Hops Drive sits off Blacker Road and the property itself is a detached dwelling. In comparison to the majority of the conservation status of the area the property itself is a new build of approximately 15 years old.

- The site is situated predominantly in a residential area.
- The site falls within the Birkby conservation area.
- The property is not identified as a listed building.

Site History

2.0 - Similar Local development.

- *51 Arnold Street, HD2 2TB - Rear Dormer*
- *33 Arnold Street, HD2 2TB - Front and Rear Dormers*
- *17 Linden Road, HD2 2TP - Front Dormer*
- *27 George Avenue, HD2 2BD - Rear Dormer*
- *12 to 22 Hops Drive, HD1 5DA Front Dormers*

Proposal

3.0 - Front, Rear Dormers and Porch (within conservation area)

- The proposal is to form bedroom space in the loft so a bedroom on the first floor can be used as an office/study area. This will be achieved by creating front and rear dormers.
- The proposal also includes an extension to an existing porch space.

3.1 Access and Parking

- Access is located off Blacker Road and will not be affected
- There are 2 off street car parking spaces that will be retained and not affected.

3.2 Appearance

- The proposed extension will be constructed using the same stone as the existing property to ensure visual cohesion.
- The design adopts a vernacular style, utilizing stone and materials consistent with the surrounding built environment.
- Neighboring properties at 12 to 22 Hops Drive already feature front dormers, establishing a precedent in the area.
- The dormer materials will match these precedents, incorporating grey tiles and white cladding for uniformity.
- Due to the existing ridge height of the roofs, the dormers will feature flat roofs, contrasting with the pitched dormers seen on neighboring properties with higher ridge heights.
- The window style for the proposed front and rear dormers will replicate that of existing dormer properties in the area, ensuring a consistent appearance.



3.3 Assessment of the site in relation to conservation status

- The following National Policy and guidance have been noted for significance in relation to the proposal.
- 16.Conserving and enhancing the historic environment
- 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- The property and the boundary wall is of stone build.
- The proposal does not prejudice the established style in the area which is predominantly traditional.

3.4 Justification of Work

- The proposed works will have no impact on any historically significant buildings.
- The conservation area's character and integrity will remain unaffected by the additions.
- The project will create valuable additional space for the modern property, which does not contribute to the area's designation as a conservation site.
- The rear dormer would ordinarily qualify as permitted development if not for the conservation area designation.

4.0 Conclusion

The proposed front and rear dormers, along with the porch extension, have been thoughtfully designed to ensure they align harmoniously with the character and appearance of the Birkby Conservation Area. The use of materials that complement the existing property and surrounding structures, such as local stone and matching tiles, ensures that the proposal adheres to Kirklees Council's design guidance and supports the conservation area's heritage. The design preserves the established vernacular style, while enhancing functionality and living space in a manner consistent with nearby developments on Hops Drive and Arnold Street.

Furthermore, the proposed works will not adversely impact the conservation area's historic significance, given the modern construction of the property and its absence from the list of designated heritage assets. The additions are proportional, respectful to their setting, and do not detract from the area's distinctive character, leafy aspect, or uniform boundary features.

In keeping with the goals outlined in both the Kirklees SPD and relevant National Planning Policies (NPPF Section 16), the proposal demonstrates a commitment to conserving and enhancing the historic environment while accommodating modern residential needs. It balances careful heritage considerations with practical improvements and contributes positively to the built environment.