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Architectural Services



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Design and Access Statement and Heritage Statement

**65 Norman Road
Birkby, Huddersfield
HD2 2UD**



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. The site sits on the bend from Birkby Hall Road and Crescent Road.

- 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 - Previous Local planning permission

- ***Application number 2016/94281***

Description / Development

*Erection of two storey and single storey rear extensions (within a Conservation Area) **Approved***

- ***Application number 2012/62/91551/W***

Description / Development

*Erection of two storey extension (within a Conservation Area) **Approved***

Proposal

3.0 - Single Storey Rear Extension

- The proposal is for a single storey rear extension to form a kitchen dining area.

3.1 Access

- Access to the rear of the property and the location of the proposal is a lane that sits between Norman Road and Armitage road.
- The access is to remain unaffected.

3.2 Appearance

- The proposed extension is to be built using the same style as the existing single storey extension.
- The proposal has been designed using a vernacular style and similar materials to that of its surroundings.

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 is of a stone build.
- The proposal does not prejudice the established style in the area which is predominantly traditional.

3.4 Justification of Work

- The works will not affect any significant historic building.
- The works will not harm the conservation status of the area.

Conclusion

The proposed single-storey rear extension is a thoughtful and harmonious addition to the property, carefully designed to respect and enhance the historic character of the Birkby Conservation Area. By mirroring the established vernacular style and using traditional materials, the extension integrates seamlessly with both the existing structure and its historic surroundings. This sensitive design approach ensures that the new addition remains an intrinsic part of the local streetscape, reinforcing the area's unique architectural identity.

The proposal not only meets modern functional demands but does so while maintaining a clear continuity with previous developments and the broader heritage context of the locale. In adhering to national conservation policies and preserving the intrinsic qualities of the built environment, the extension serves as a bridge between the past and the present. Overall, it stands as a balanced and respectful enhancement that upholds the cultural significance of the area while contributing positively to its contemporary use.