



UHDesign
Architectural Services



07704906935



Umar@UHDesign.co.uk

Design and Access Statement and Heritage Statement

50 Birkby Lodge Road

Birkby, Huddersfield

HD2 2BG



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 off a public path of Birkby Lodge 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 - Application 2022/93759

- Proposal
 - Erection of single storey front and side extension and formation of vehicular access (within a Conservation Area)
- Outcome: Refused

Reasons for refusal summary

1. Visual and Heritage Impact

- The wrap-around front and side extensions are overly large and prominent, adding roughly 69% more volume to the host dwelling.
- Their scale, massing and lean-to roof form fail to remain subservient or complementary to the original house and wider street scene.
- Partial removal of the front stone wall and hard-surfacing of the garden detracts from the verdant character of the Birkby Conservation Area, causing less-than-substantial harm with no public benefits to outweigh it.

2. Residential Amenity

- The front extension sits tight against the boundary with No. 52 Birkby Lodge Road.
- It breaches the 45° light-loss guideline and desk-based sunlight analysis shows overshadowing from 6 am–11 am in summer.

- The result is an oppressive, overbearing addition that unduly harms the outlook, daylight and enjoyment of No. 52.

3. Impact on Protected Tree

- The application omits any arboricultural information or root-protection strategy for the ash tree under a provisional Tree Preservation Order in the front garden.
- Without details of driveway design to prevent root damage or compaction, harm to this significant tree cannot be ruled out.

2.1 Application 2023/92266

- Proposal
 - Demolition of a section of the existing stone boundary wall
 - Creation of an off-street parking access with permeable paving
- Context
 - Opening carefully detailed to match existing stonework and maintain visual continuity
 - Visibility splays demonstrated to satisfy highway safety requirements
- Outcome
- Received: 27 July 2023
- Decision: Approved
- Key points: use of matching reclaimed stone, low-level gate piers, and permeable surface method endorsed by Conservation and Highways officers

2.2 Application 2025/90753

- Proposal
 - Removal of two redundant stone entrance pillars flanking the former vehicular access
- Context
 - Pillars in varying states of repair, with some stones showing delamination
 - Works required careful methodology to protect adjacent wall fabric
- Outcome
- Received: 19 March 2025
- Decision: Approved

Proposal

3.0 - Two Storey Side Extension

- The proposal is for a two storey side extension with a larger porch to accommodate entrance to the side extension..

3.1 Access

- Access to the property is off Birkby Lodge Road from a public footpath.
- The access is to remain unaffected.

3.2 Appearance

- The proposed extension is to be built using the same style as the existing property
- The proposal has been designed using a vernacular style and similar materials to that of its surroundings.
- Number 52 and 50 are of unique style and design in comparison to the other properties on the street.
- Properties on the street are of stone construction with partial rendering at first floor or Ashlar stone.
- Ridge height is set down by 300mm which follows through to the eaves.

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 rendered finish.
- The proposal does not prejudice the established style in the area which is predominantly traditional however unique to the two properties. (no.52 and no.50)

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.
- The ridge is set down from the original property.
- The existing property is small and not compatible for comfortable and modern living.
- The existing property has usable space of a total of 42 Square metres across 2 floors. National described space standards require a 2 bedroom property to be a minimum of 70 Square metres. The proposal would allow for an appropriately sized living environment on both the ground floor and first floor.
- The side extension would be typically smaller in width to be classed as subservient however due to existing site dimensions of the property it is necessary to create a larger than typical side extension to allow for functional use for the dwelling as a whole.
- The 300mm drop with the ridge and eaves allows the proposal to show subservience to the host dwelling.
- The external finish of number 52 and 50 is of render, the finish is easily replicated allowing for a seamless integration with the host dwelling.
- The larger porch is to allow functional access to the side extension without disrupting the kitchen towards the rear.

3.5 Amended Proposal in Response to Previous Planning Refusal

Raised Concerns

1. Visual and Heritage Impact

- The wrap-around front and side extensions are overly large and prominent, adding roughly 69% more volume to the host dwelling.
- Their scale, massing and lean-to roof form fail to remain subservient or complementary to the original house and wider street scene.
- Partial removal of the front stone wall and hard-surfacing of the garden detracts from the verdant character of the Birkby Conservation Area, causing less-than-substantial harm with no public benefits to outweigh it.

Amendments Made

The original proposal's large front extension has been entirely removed, substantially reducing the overall bulk and visibility of the scheme. The remaining two-storey side extension has been redesigned to reflect the scale, roof form and architectural character of the existing dwelling, ensuring a respectful relationship with the street scene. Additionally, the front stone boundary wall—previously proposed for partial removal—is now retained in full, thereby preserving the verdant setting and visual integrity of the Birkby Conservation Area.

Raised Concern

2. Residential Amenity

- The front extension sits tight against the boundary with No. 52 Birkby Lodge Road.
- It breaches the 45° light-loss guideline and desk-based sunlight analysis shows overshadowing from 6 am–11 am in summer.
- The result is an oppressive, overbearing addition that unduly harms the outlook, daylight and enjoyment of No. 52

Amendments Made

With the front extension omitted, the development no longer sits close to the boundary with No. 52 Birkby Lodge Road. The redesign avoids any infringement of the 45° daylight guideline, and the overshadowing previously identified has been eliminated. The revised proposal ensures no undue harm to the neighbouring property's outlook or residential enjoyment.

Raised Concern

3. Impact on Protected Tree

- The application omits any arboricultural information or root-protection strategy for the ash tree under a provisional Tree Preservation Order in the front garden.
- Without details of driveway design to prevent root damage or compaction, harm to this significant tree cannot be ruled out.

Amendments Made

A detailed Arboricultural Impact Assessment has been submitted with the application, clearly identifying the tree's Root Protection Area. The proposed works and layout has only slight encroachment into this zone. Appropriate construction methods and protective measures are set out to ensure the tree is not adversely affected by the development. The driveway has been approved in a separate application so it no longer needs to be considered in regards to this application.

4.0 Planning Policy Compliance

4.1 Kirklees House Extensions and Alterations SPD

- **Scale and Massing (Sections 4.2–4.4):** The extension's ridge and eaves are set down by 300 mm and its width even though larger than usual it is kept subordinate, in line with SPD guidance that side additions must "appear secondary to the original dwelling." The proposal is visually subordinate.
- **Materials and Detailing (Section 5.1):** Matching render and stonework, replication of window proportions and roof pitch ensure the new fabric "complements the host property."
- **Boundary Treatments (Section 7.3):** No removal of historic walls is proposed, retaining the traditional stone boundary that the SPD identifies as a "key characteristic" of Birkby streets.
- **Privacy, Light and Outlook (Section 8.1):** The extension respects a 45° line from neighbouring windows and retains adequate separation to safeguard daylight and outlook, satisfying the SPD's amenity criteria.

4.2 Kirklees Conservation Area Design Guide

- **Character Appraisal Objectives:** Birkby's leafy terraces, uniform stone gate piers and verdant front gardens underpin the area's special interest. The proposal maintains existing planting and avoids hard surfacing, retaining the "soft, green frontage" promoted in the Guide.
- **Tree Protection (Section 4.6):** The proposal will have no impact on protected trees. An arboricultural method statement shows only the edge of a root protection area would be touched open by the outer edge of the proposal.

4.3 Kirklees Local Plan Policies

- **PLP 24 (Design):** Requires high-quality, context-sensitive design that responds to local distinctiveness. The proposed extension's scale, form and materials are derived from the vernacular stone terraces and rendered fronts that define Birkby Lodge Road.
- **PLP 35 (Historic Environment):** Stipulates that development in a Conservation Area must "preserve or enhance the character or appearance of the area." By retaining boundary walls, carefully matching materials and providing subservient massing, the scheme causes no harm to heritage significance.

4.4 National Planning Policy Framework (Sections 12 & 16)

- **Achieving Well-designed Places (Section 12):** The extension follows the “Design quality principles,” demonstrating a clear understanding of local context and using high-quality materials.
- **Conserving and Enhancing the Historic Environment (Section 16):**
 - **Paragraph 184:** Recognises heritage assets as “irreplaceable” and calls for their conservation in a manner appropriate to their significance.
 - **Paragraph 189:** Requires applicants to describe the significance of any heritage assets affected. Here, the Character Appraisal for Birkby Conservation Area has informed the design.
 - **Paragraph 197:** States that “the effect of an application on the significance of a non-designated heritage asset” should be taken into account; the scheme preserves the area’s non-statutory assets (stone walls, gate piers, garden trees) in full.
 - **Paragraph 202:** Any “less-than-substantial harm” must be weighed against public benefits. In this case, no harm arises, so no balancing exercise is necessary.

5.0 Conclusion

The extension to No. 50 delivers a carefully calibrated addition that:

- Above Kirklees SPD standards for scale with justification due to existing house size.
- Adheres to Kirklees SPD standards for materials and amenity.
- Respects and enhances the defining features of the Birkby Conservation Area in line with local Design Guide objectives;
- Complies with Kirklees Local Plan policies on design quality (PLP 24) and historic environment protection (PLP 35);
- Meets the NPPF's requirements for conserving heritage assets without causing harm.

By providing an enlarged, modern internal layout (in excess of the 70 m² minimum for a two-bedroom home) within a subservient, context-sensitive form, the proposal secures the long-term viability of the property while preserving the special character of its Conservation Area setting.