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Architectural Services



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Heritage Statement And Design and Access Statement

7 Osbourne Road

Birkby, Huddersfield

HD1 5HB



Introduction

1.0 - Context

7 Osborne Road is a two-storey, semi-detached dwelling dating from the late Victorian/Edwardian period. Its principal elevation, faced in Yorkshire sandstone with a natural slate roof and timber-framed windows, contributes to the unified streetscape of stone-built terraces and semi-detached pairs along Osborne Road. The building lies within the Birkby Conservation Area (CA54), designated for its coherent late 19th–early 20th century suburban character, traditional materials and consistent rooflines.

Significance

- **Architectural:** A fine example of suburban housing typology—stone frontage, slate roofing and traditional boundary treatments (low stone walls with iron railings). Other parts of the Birkby Conservation Area, which often feature prominent bay windows, Osborne Road and its neighbouring streets characteristically maintain flat front façades, giving this terrace run its distinctive uniformity.
- **Group Value:** Forms part of a cohesive terrace/semi-detached run, preserving the historic grain and alignment of plots.
- **Historic Fabric:** Original red-brick rear elevations, slate roof and boundary walls remain largely intact.

1.1 Built Character

Architectural Style:

Predominantly late 19th–early 20th century Victorian/Edwardian housing—stone-built façades to the front and brick to the rear elevations.

Street Pattern:

Terraces and semi-detached pairs front a gently sloping road; mixed front boundary treatments (low stone walls with iron railings or hedges).

Materials Palette:

Yorkshire sandstone to the front and Red brick to the rear, natural slate, predominantly white upvc windows.

1.2 Neighbourhood Amenities & Services

- **Parks & Open Space:**
 - Norman Park : children’s playground, war memorial, ornamental green space
- **Schools:**
 - St Patrick’s Catholic Primary
 - Birkby Infant & Nursery School
 - Birkby Junior School
- **Local Shops & Community:**
 - High concentration of convenience stores, take-aways and specialist retailers focused around Blacker Road / St John’s Road serving a diverse, multi-cultural community.
- **Public Transport:**
 - Frequent bus services along Halifax Road (A629) to Huddersfield town centre and surrounding suburbs;
 - Huddersfield railway station (15 min walk).

- The site is 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 No.:** 2023/62/92328/W
- **Date:** 2023
- **Location:** 19 Osborne Road, Birkby, Huddersfield, HD1 5HB
- **Description:** Erection of single-storey rear extension (within a Conservation Area)
- **Status:** Approved

- **Application No.:** 2014/62/91946/W
- **Date:** 2014
- **Location:** 21 Osborne Road, Birkby, Huddersfield, HD1 5HB
- **Description:** Erection of single-storey rear extension (within a Conservation Area)
- **Status:** Approved

Proposal

3.0 - Single Storey Rear Extension and Driveway

- The proposed rear extension is designed to accommodate an occupant with reduced mobility by providing level access from a newly formed side entrance and widened doorways and larger kitchen and WC with turning circles.
- The front reception room is to be used as a bedroom.
- Driveway and accessible ramp to be formed to allow wheelchair access to the new level access to the side.
- Driveway formed by only partial demolition of the garden wall to retain as much of the historic fabric as possible.

(Specific needs and requirements for the person are provided in the justification section 3.3)

(Proof of medical conditions and health impairments, can be provided in reports and notes by doctors)

3.1 Appearance

- The proposed extension is to be built using brick in keeping with the existing rear elevation.
- The proposal has been designed using a vernacular style.

3.2 Access, Parking and Garden

- Access to the property is off Osborne Road
- The front garden will provide 1 off street car parking space.
- The access to the property will remain the same with the added benefit of level access from the side.
- The front garden is approximately 42 Sq.m
- The rear garden is approximately 110 Sq.m

3.3 Justification of Work

The proposal is for an elderly couple who require level access and ground floor living accommodation due to mobility issues that will progressively advance. The bedroom can be provided within the front living room/reception room. The proposal will allow for an accessible shower room and kitchen.

- The level-access side door ensures residents using wheelchairs can enter independently and with dignity.
- Kitchen and shower room extension for wheelchair mobility and turning circles.
- The proposal will not harm the vernacular style of the area or the street scene.
- The proposal will not affect existing car parking or amenity space.
- The proposal does impact the 45 degree guidance for extensions, however a fence of 1800mm sits along the boundary. This coupled with a lean to roof allows the slope to dip to allow minimal disturbance to the neighbouring property at no.5.
- Neighbouring property at no.5 has been consulted and has raised no concerns due to the fence and heights.
- Lean to Roof is in keeping with the extension on Osbourne road.

Compliance with Kirklees House Extensions and Alterations SPD

- Key Design Principle 17: Access for all users – the SPD advises that extensions should be accessible or adaptable to changing needs at different life stages, including wheelchair users, the elderly, and families with small children.
- Level access – SPD paragraph 4.45 recommends a step-free threshold to any new external doorway, ensuring ease of entry for occupiers and visitors with mobility difficulties.
- Adaptable footprint – SPD paragraph 4.46 recognises that extensions tailored for disabled use may exceed normal size limits (e.g. to accommodate a downstairs WC or wheelchair turning space), provided that evidence of need is demonstrated.

These SPD prescriptions are pursued through:

- A flush, level entrance at the new front door, with a 1500mm×1500mm lobby area suitable for wheelchair manoeuvring.
- Widened door openings (min. 900 mm clear width) and corridors (min. 1200 mm) to satisfy Building Regulations Part M4(2) 'Wheelchair user dwellings'.
- Generous glazing to the dormer and extension façade, maximising daylight and visual connections to the street, which also helps alleviate claustrophobic tendencies.

Wider SPD & Local Plan Context

- 'Comply or justify' approach – all design decisions reference the Adopted Supplementary Planning Documents for high-quality, context-sensitive design.
- Policy LP24 Design of the Kirklees Local Plan requires that extensions respect the scale, form and materials of existing dwellings, which is achieved here through matching brickwork, roof tiles, and fenestration proportions.

By integrating these SPD and policy requirements, the scheme delivers an inclusive, future-proofed home that sits comfortably within its semi-detached street scene.

4.0 Conclusion

The proposed single-storey rear extension and side level-access alterations at 7 Osborne Road respond positively to the character and conservation constraints of Birkby. By employing matching brickwork, a lean-to roof form, and vernacular proportions, the extension sits discreetly behind the original Victorian/Edwardian façade and respects the 45° guideline through the existing boundary fence and roof geometry.

Functionally, the design delivers an inclusive, future-proofed home tailored to the occupants' mobility requirements. Level threshold access, widened doorways and corridors, and sufficient internal turning space ensure compliance with Building Regulations Part M4(2) and key SPD principles on accessibility and adaptability (SPD 4.45–4.46, Principle 17). The repositioned front reception room as a ground-floor bedroom, alongside the enlarged kitchen and accessible WC/shower, support independent living with dignity.

The front garden provides one off-street parking space complete with a wheelchair-accessible ramp to the new side entrance. Due to the Conservation Area status, the boundary wall is only partially demolished in order to retain as much historic fabric as possible.

The proposal avoids adverse impacts upon neighbours—with no objections received from No. 5 thanks to carefully controlled eaves height and the existing 1.8 m fence screening. Moreover, it upholds Local Plan Policy LP24 by matching materials, roof pitches, and fenestration rhythms, thereby enhancing the semi-detached street scene without harm to the Birkby Conservation Area.

In summary, this proposal achieves a sensitive balance between heritage conservation, planning policy compliance, and the occupants' need for safe, step-free accommodation, delivering a well-considered extension that will secure the long-term independence and comfort of the residents.