

Design and Access and Heritage Statement

Proposed new and extended garage at No 2 Newland Avenue,
Birkby, Huddersfield HD2 2UU

for

Mr T Smith

December 2025

The Birkby Conservation Area and Heritage Statement

The site lies just off centre in the Birkby Conservation Area, designated as such due to its special architectural and historic interest and is derived largely from its location and setting.

There is no current appraisal available.

Long terraces of compact 3 bed roomed houses predominate along Newland Avenue and North bank Road and these houses (nos 2 and 4) are set back at the junction and in a large plot of land.

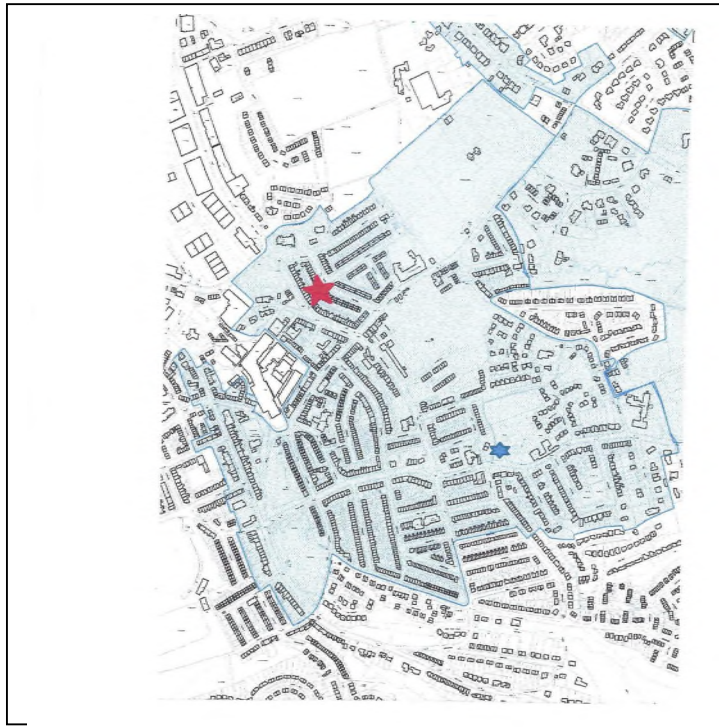


The house in question is the RH property of a pair of semi-detached houses which have large front gardens raised above street level with stepped paths leading to the front doors and to no 2 a single garage at street level which has its roof at the level of the present lawns.

The houses are of traditional coursed stone and the design totally different to the surrounding houses.

They have feature entrances with a supported gabled returns above and with a clay tiled 'Mansard' style roof with dormer at the front. The main roof is blue slate and the entrance elevation is rendered.

The garages to the front are also built in coursed natural stone but that in question has a flat felted roof with a series of steps leading to a sloping path which extends up to the house.



Pa

rked with a blue star

Views below show the path from the steps to the house and a view of the garage roof also showing part of the adjacent garage.



Design

The proposals will not actually affect the overall appearance of the frontage as it is intended to form the new garage below ground and have the lawn extend over with new steps at the side.

The extended garage is to be constructed in matching materials and the front will be similar to the present appearance.

The roof however is to be a grassed area with planting and the construction provided to support this extra weight. Egress at the rear of the new garage will be provided.

The project also includes the formation of a new portico on the front as illustrated on the drawing.

It is also intended to provide solar panels on the roof, also as illustrated.

Scale

The scale of the building and portico is illustrated on the drawing.

Landscaping and Waste Disposal.

Landscaping will take the form of a 'green' roof and bin storage already exists and is unchanged.

Access

Access is unaltered although the garden path is more direct.

Policy context and NPPF

The design considerations are in relation to the new framework policy and NPPF and in particular the new design should be of good quality and contribute the built environment.

The project provides a new larger garage with little effect on the appearance of the original.

Conclusion and Compliance

Conservation area does not mean that there will be no new development or building but puts the duty on the Council to ensure that any changes increase the attractiveness of the area or harm any special features.

This project provides a larger garage with little or no change in the appearance of the original.