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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).
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- 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 relevant history - Dormers within Birkby Conservation area

- 79 Clement Street, Birkby, Huddersfield, HD1 5HE
- 83 St John’s Road, HD1 5EZ - Front and Rear Dormers
- 15 Clement Street, HD1 5HE - Rear Dormer
- 31 Clement Street, HD1 5HE - Rear Dormer
- 33 Clement Street, HD1 5HE - Rear Dormer
- 67 Clement Street, HD1 5HE - Front Dormer
- 95 Blacker Road, HD1 5HQ - Rear Dormer
- 19 Osbourne Road, HD1 5HB - 3 Storey Rear Extension.

Proposal

3.0 - Hip to Gable and Rear Dormer

- The proposed hip to gable and rear dormer is to create the well needed space for two office spaces

3.1 - Front Driveway

- The proposal includes the formation of a drive to accommodate elderly residents.

3.3 - Appearance

- The proposed extension is to be built with roof tiles to match the existing roof tiles
- 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 proposed hip-to-gable roof alteration and rear dormer extension are intended to create essential additional space within the loft for two residents who work within the NHS. As the NHS encourages staff to work from home to reduce pressure on office facilities, dedicated work areas are required. Due to the handling of Confidential Patient Information (CPI), it is necessary for each resident to have a separate, private workspace.

At present, the front living room and the small bedroom have been used as temporary work areas. However, due to the needs of the elderly residents in the household, the front living room must now be used as a bedroom, and the small bedroom is also required as a bedroom for the family. The loft conversion therefore provides the only practical and appropriate solution to accommodate the required workspaces while meeting the household's changing needs

The driveway improves accessibility for the two elderly residents. These works build upon a previously approved rear extension designed to provide an accessible bathroom and kitchen area, further supporting independent living for vulnerable household members while preserving the special architectural and historic interest of the Birkby Conservation Area (CA54).

Policy Compliance

The proposals accord with national and local planning policies relating to development within conservation areas and accessibility improvements:

- **National Policy:** The National Planning Policy Framework (NPPF, as updated) Section 16 requires great weight to be given to the conservation of designated heritage assets, including conservation areas. Any harm to significance must be clearly justified, with less than substantial harm weighed against public benefits (paragraphs 199–208). The limited visibility and contextual sensitivity of the proposals ensure no harm to the area's significance, delivering clear public benefits through sustainable family accommodation and enhanced accessibility for elderly residents, promoting inclusive design.
- **Statutory Duty:** In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Birkby Conservation Area.
- **Local Policy:** The Kirklees Local Plan (adopted 2019) Policy LP35 (Historic Environment) supports development that sustains or enhances the significance of heritage assets, including conservation areas, while respecting local character and distinctiveness. Policies relating to transport and parking encourage appropriate off-street provision where it supports accessibility without undermining sustainable transport objectives.
- **Supplementary Planning Guidance:** The Kirklees House Extensions and Alterations Supplementary Planning Document (SPD, adopted June 2021) provides detailed guidance on roof alterations, extensions, and parking/hardstanding. It emphasises high-quality, contextual design that respects the original building and surrounding area, particularly in conservation areas where additional criteria apply to avoid dominance by hard surfaces, retain soft landscaping and boundary treatments, and integrate parking discreetly. The SPD promotes subordinate, matching materials and avoidance of dominance over the host building—principles fully incorporated here through matching slate tiles, vernacular styling, subordinate scale, and careful placement of the driveway to preserve existing boundaries and soft landscaping.

Rear Dormer

The rear dormer will be located on the rear roof slope, which faces towards an allotment area rather than any public street or principal elevation. As such, it will not be visible from Osborne Road or any other public vantage points within the conservation area. This limited visibility ensures no adverse impact on the street scene or the cohesive character of the area, which is defined by consistent rooflines and traditional materials on the front elevations.

Rear dormers are a common and generally accepted form of alteration in the wider Birkby Conservation Area when they are discreet, appropriately scaled, and do not affect public views or the group value of properties.

The proposed dormer will be finished with roof tiles matching the existing natural slate, employing a vernacular style that respects the traditional materials palette of the area (Yorkshire sandstone fronts, red brick rears, and slate roofing). It will be subordinate in scale to the main roof, avoiding dominance over the original building form in line with Kirklees guidance on roof extensions.

Hip-to-Gable Alteration

The property at 7 Osborne Road forms part of a semi-detached pair with a hipped roof, contrasting with the predominant gable-ended roof forms found along the majority of Osborne Road, which comprises terraced properties with gable ends. The proposed hip-to-gable alteration will align the property more closely with this prevailing local roof typology, creating a continuous building line and stylistic harmony with the wider streetscape.

While visible from the front elevation, the alteration will result in a raised ridge line that sits lower than the adjacent detached neighbour, which already features a gable end. This lower ridge height respects the natural stepping down of rooflines along Osborne Road, influenced by the gently sloping topography described in the area's built character. The change will not disrupt the unified suburban character of late Victorian/Edwardian housing but will instead enhance cohesion by mirroring the gable-ended terraces that define much of the road.

Materials will match the existing slate roof, ensuring visual integration. The works avoid introducing discordant elements and maintain the original building as the dominant feature.

Front Driveway

The proposed formation of an off-street parking space in the front garden will provide one dedicated parking bay, facilitating safe and convenient vehicle access for the elderly residents. This complements the previously approved rear extension for accessible facilities, enabling easier transfers to/from vehicles and reducing reliance on on-street parking, which can be challenging for those with mobility impairments.

In line with the House Extensions and Alterations SPD, the driveway will be sensitively integrated to avoid dominating the street scene or resulting in excessive hard surfacing. Existing low stone boundary walls and soft landscaping will be retained as far as practicable, with any new

hardstanding designed to be proportionate and subordinate to the front garden area (approximately 42 sq.m). Permeable materials will be used where appropriate to manage surface water runoff, aligning with sustainable drainage principles.

The provision supports national objectives for inclusive access (NPPF emphasis on accessibility and public benefits) and local guidance on balancing parking needs with amenity and character preservation in conservation areas.

Overall Impact on Conservation Area

The proposals have been carefully designed to preserve the character and appearance of the Birkby Conservation Area. The limited visibility of the rear dormer, the contextual alignment of the hip-to-gable with local roof forms and topography, and the discreet integration of the driveway ensure no harm to the area's special interest, including its group value, historic fabric, consistent front façades, and traditional boundary treatments.

The works represent a sympathetic adaptation of a non-listed property, providing essential family accommodation and accessibility improvements without compromising the coherent late 19th–early 20th century suburban character that led to the area's designation.

In full compliance with the NPPF, Section 72 of the 1990 Act, Kirklees Local Plan Policy LP35, and the House Extensions and Alterations SPD, the scheme preserves and subtly enhances the contribution of 7 Osborne Road to the conservation area's significance while delivering tangible benefits for vulnerable residents.

4.0 Conclusion

The proposed hip-to-gable roof alteration and rear dormer extension provide a necessary and proportionate response to the evolving needs of the household. Two residents are NHS professionals who are required to work from home, and due to the handling of Confidential Patient Information (CPI), each must have a dedicated, private workspace. The existing layout can no longer accommodate this requirement, as the front living room is now needed as a bedroom for elderly family members, and the small bedroom must also be retained as a bedroom to meet the household's needs.

In addition, the proposed driveway forms an essential part of the wider accessibility improvements for the elderly residents. It builds upon the previously approved application for an accessible kitchen and bathroom, ensuring safe, convenient access to the property and supporting their long-term mobility needs.

Taken together, the loft conversion and driveway represent a practical, sustainable, and sensitive response to the household's changing circumstances. The proposals support the wellbeing of all occupants, align with modern working practices encouraged by the NHS, and make efficient use of the existing property without causing any adverse impact on the surrounding area.

The scheme has been designed with regard to national policy (NPPF paragraphs 199–208), the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Kirklees Local Plan Policy LP35, and the detailed guidance contained within the Kirklees House Extensions and Alterations Supplementary Planning Document (2021). Approval of the scheme would enable sympathetic adaptation of this non-listed Victorian/Edwardian dwelling while safeguarding the coherent late 19th–early 20th century suburban character that defines the Birkby Conservation Area.