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Monday 26 January 2026

Heritage Impact Assessment
Property Ref: Rookby Cottage, Halifax Rd, Dewsbury WF13 2BS

1.00 Introduction

1.01 I am writing in reference to the above property, in support of a Dropped Kerb Planning Application to create vehicular access from Halifax Road. The application site is located in the Northfields Conservation Area, and as such, requires a Heritage Impact Assessment for the proposals.

1.02 This report will identify the heritage characteristics of the area and the impact of the proposals on the Heritage.

2.00 Existing Character Assessment

2.01 Halifax Road presently hosts a number of large 2-3 storey detached, semi-detached and terraced Victorian properties, with a Masonic Temple to the South and the new West Yorkshire police station to the East of the site.

2.02 The existing properties along Halifax Road are mainly stone fronting with their own access and driveways fronting Halifax Road.

2.04 The host property is 2 storey, stone building with natural slate roof tiles. This application only seeks to create a dropped kerb entrance to the front of the dwelling in line with other properties on Halifax Road.

3.00 Heritage Impact

3.01 The majority of the properties along Halifax Road have their own driveway and access from Halifax Road.

3.02 The proposal seeks to create a dropped kerb access to the front of the property in line with many properties along Halifax Road, each with their own access fronting Halifax Road.

3.03 The building design and layout maintains the existing building line, and preserves the character of the host dwelling, ensuring there is no harm to the character of the conservation area.

4.00 Conclusion

4.01 The proposal seeks to create a dropped kerb access fronting Halifax Road, in line with many other properties on Halifax Road. This will mitigate the parking pressures on Stonefield Street

4.03 Overall, the combined effect of the changes will result in an enhancement to the conservation area.

4.04 I trust that the information provided is sufficient to enable you to determine this planning application positively. However, if you require any further details, please do not hesitate to contact me.

Yours sincerely



Hasan Dadibhai BA (Hons) Dip (Arch) ARB RIBA