



Design and Access Statement

Two Storey Side Extension

**50 Birkby Lodge Road
Birkby, Huddersfield
HD2 2BG**

Client: Mr Jamil Akhtar
Drawing Ref: 2224/04E
Date: July 2025
Status: Planning



1.0 Introduction

This Design and Access Statement has been prepared by UHD Architectural Services on behalf of Mr Jamil Akhtar in support of a planning application for the erection of a two storey side extension at 50 Birkby Lodge Road, Birkby, Huddersfield, HD2 2BG.

The application site is located within the Birkby Conservation Area. This statement sets out the design rationale, access arrangements, and planning policy compliance for the proposed development, demonstrating that the proposal is a considered and appropriate addition to the host dwelling within its sensitive heritage setting.

The proposal has been developed with full regard to the character and appearance of the conservation area, the scale and form of the existing dwelling, and the functional needs of the current occupant, who has health difficulties that necessitate improved accessibility within the home.

2.0 Context and Site History

2.1 Site Context

The site is located within the Birkby Conservation Area, which is noted for being a mainly nineteenth century residential suburb of Huddersfield. The conservation area includes older buildings, a large mill complex, a Victorian cemetery and public park. Stone terraced properties with leafy street aspects, uniform stone boundary walls and gateways contribute to the character of the street scenes. The site is accessed off a public footpath from 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.
- Numbers 50 and 52 Birkby Lodge Road are of unique style and design compared to other properties on the street, featuring rendered external finishes with partial stonework detailing.

2.2 Relevant Planning History

Application 2022/93759 — Refused

A previous application for a wrap-around front and side extension and formation of vehicular access was refused. The principal reasons for refusal related to visual and heritage impact, residential amenity impact on No. 52, and the absence of arboricultural information relating to a provisional Tree Preservation Order on an ash tree in the front garden.

Application 2023/92266 — Approved

An application for the demolition of a section of the existing stone boundary wall and creation of off-street parking with permeable paving was approved, with use of matching reclaimed stone, low-level gate piers and permeable surfacing endorsed by Conservation and Highways officers.

Application 2025/90753 — Approved

An application for the removal of two redundant stone entrance pillars was approved, with appropriate methodology to protect adjacent wall fabric.

3.0 Proposal

3.1 Description of Works

The proposal comprises the erection of a two storey side extension at 50 Birkby Lodge Road. The extension measures 4,200mm in width and extends the full depth of the existing dwelling at both ground and first floor levels, with the first floor wall brought forward to be level with the ground floor, removing the previous set-back arrangement.

The ridge height is set down by 300mm relative to the existing dwelling ridge, with eaves to match, maintaining a clear visual hierarchy and subservient relationship with the host property. The extension is designed to read as a cohesive addition rather than a dominant feature within the street scene.

The following window openings are incorporated into the proposal:

- A new side window at ground floor level, positioned to provide natural light into the extended living accommodation. No overlooking or privacy detriment to neighbouring properties arises from this window.
- Reinstatement of the existing side window in the loft area, which is currently present in the side elevation of the host dwelling.
- Two Velux/rooflight windows to the loft storage area to allow adequate natural light into the storage space.

No porch structure is proposed as part of this application. Access to the extension is provided directly through the extended ground floor arrangement without disrupting the existing kitchen to the rear.

3.2 Access

Access to the property is taken from Birkby Lodge Road via the existing public footpath. The access arrangement remains unchanged from the currently approved situation. The internal layout of the extended dwelling has been designed to improve accessibility for the current occupant.

The occupant has health difficulties that currently require them to divide their time between this property and a separate dwelling due to the inaccessibility of the existing accommodation. The extension will provide adequate space to allow the occupant to reside at 50 Birkby Lodge Road on a full-time basis, incorporating wider internal circulation, an additional bedroom, a home office/study room, and bathroom facilities that can be adapted to meet the occupant's needs.

The ground floor provides open plan living, dining and kitchen accommodation with improved circulation routes. The first floor accommodates three bedrooms, a bathroom and a home office/study room, significantly improving the functionality and liveability of the dwelling for a person with health requirements.

3.3 Appearance and Materials

The proposed extension will be constructed using the same materials and finishing as the existing property. The external finish of Nos. 50 and 52 Birkby Lodge Road is a rendered finish, which is readily replicated to allow seamless visual integration with the host dwelling.

- Matching render finish to walls, consistent with the existing property and No. 52.
- Roof pitch and form to reflect the existing dwelling.
- Window proportions and detailing to complement the host property.
- Ridge height set down by 300mm with eaves to match, demonstrating clear subservience.

The rendered finish of the existing pair of properties is distinctive within Birkby Lodge Road, where other properties are predominantly of stone construction with partial rendering at first floor or Ashlar stone. The extension replicates the finish of the host dwelling and therefore respects the established character of the immediate streetscene without introducing alien materials.

4.0 Justification

4.1 Functional Need and Space Standards

The existing property is small and does not provide a comfortable or functional living environment. The existing usable floor area across both floors is approximately 42 square metres. The nationally described space standard for a two-bedroom property requires a minimum of 70 square metres. The proposal brings the dwelling substantially above this threshold, providing an appropriate standard of accommodation.

The side extension is wider than would typically be considered subservient in isolation; however, given the constrained site dimensions and the small footprint of the existing host dwelling, a larger extension is necessary to deliver functional and usable floor space. The 300mm reduction in ridge and eaves height relative to the host dwelling is the principal mechanism through which subservience is demonstrated and maintained.

4.2 Accessibility and Health Needs

The extension is specifically designed to address the accessibility needs of the current occupant, who has health difficulties requiring them to currently live between two separate properties. The proposed accommodation will allow full-time occupation of 50 Birkby Lodge Road by providing:

- Sufficient bedroom accommodation, including a ground floor level that can be adapted if required.
- A home office/study room to support working from home arrangements suitable for the occupant's health situation.
- Improved internal circulation routes with adequate width to accommodate mobility aids if needed.
- Bathroom facilities at first floor level with capacity for adaptation to meet the occupant's ongoing health requirements.

The extension therefore serves a clear and demonstrable health and wellbeing purpose, securing the long-term functional viability of the property for its current occupant.

4.3 Conservation Area Considerations

The proposal does not prejudice the established style or character of the Birkby Conservation Area. The key design considerations are as follows:

- The front stone boundary wall is retained in full, preserving the verdant, leafy frontage characteristic of Birkby Lodge Road.
- No works are proposed to the existing landscaping or front garden area.
- The extension is positioned to the side of the dwelling, away from the primary street elevation.
- The ridge and eaves are set down, ensuring the extension reads as subordinate within the existing roofscape.
- Materials match the existing rendered finish of the host property, ensuring visual continuity.

The proposal will not harm any significant historic building or structure and will not adversely affect the conservation status of the Birkby Conservation Area.

5.0 Planning Policy Compliance

5.1 Kirklees House Extensions and Alterations SPD

Policy	Compliance Summary
Scale & Massing (4.2–4.4)	The ridge and eaves are set down by 300mm. Although the extension width is larger than typically subservient, this is justified by the constrained host dwelling dimensions and the functional necessity of the extension. The 300mm drop clearly demonstrates subservience.
Materials & Detailing (5.1)	Matching render finish and replication of window proportions and roof pitch ensure the extension complements the host property and integrates seamlessly with the existing fabric.
Boundary Treatments (7.3)	No removal of historic boundary walls is proposed. The traditional stone boundary wall to the front is retained in full, preserving the key characteristic of the Birkby streetscene identified in the SPD.
Privacy, Light & Outlook (8.1)	The new side window at ground floor is positioned to avoid any overlooking or privacy detriment to neighbouring properties. The 45° daylight guideline is respected and adequate separation is maintained to safeguard the amenity of No. 52.

5.2 Kirklees Conservation Area Design Guide

Policy	Compliance Summary
Character Appraisal	Birkby's leafy terraces, uniform stone gate piers and verdant front gardens underpin the area's special interest. The proposal maintains existing planting, retains all boundary walls, and avoids hard surfacing, preserving the soft green frontage character promoted in the Design Guide.
Tree Protection (4.6)	The proposal has no impact on protected trees. The arboricultural method statement submitted with the application confirms that the driveway (approved separately) addressed root protection requirements and no further tree impact arises from this extension proposal.

5.3 Kirklees Local Plan Policies

Policy	Compliance Summary
PLP 24 (Design)	The extension delivers high-quality, context-sensitive design that responds to local distinctiveness. The scale, form and materials are derived from the existing character of Nos. 50 and 52 Birkby Lodge Road, ensuring a respectful relationship with the wider streetscene.
PLP 35 (Historic Environment)	The proposal preserves and does not harm the character or appearance of the Birkby Conservation Area. Boundary walls are retained, materials match, and massing is subservient. The scheme causes no harm to heritage significance.

5.4 National Planning Policy Framework

Policy	Compliance Summary
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Section 12 — Well-designed Places	The extension demonstrates a clear understanding of local context and uses high-quality materials consistent with the host dwelling. The design principles of the NPPF are satisfied.
Para 184 (Heritage)	Heritage assets are treated as irreplaceable resources. The proposal conserves the character and appearance of the Birkby Conservation Area in a manner appropriate to its significance.
Para 189 (Significance)	The significance of the conservation area has been described and the design has been informed by the Character Appraisal for Birkby Conservation Area throughout.
Para 197 (Non-designated Assets)	The scheme preserves the non-statutory heritage assets of the area — stone walls, gate piers, garden trees — in full, causing no harm to these elements.
Para 202 (Balancing Harm)	No less-than-substantial harm arises from this proposal; accordingly no balancing exercise against public benefits is required.

6.0 Conclusion

The proposed two storey side extension at 50 Birkby Lodge Road represents a carefully considered and proportionate addition to the host dwelling. The scheme has been designed to address the specific functional and accessibility needs of the current occupant, who has health difficulties that currently prevent full-time occupation of the property.

The extension delivers the following outcomes:

- A significant increase in usable floor area, bringing the dwelling above the nationally described space standard minimum for a two-bedroom home and providing appropriate accommodation for the occupant's needs.
- Improved accessibility and internal circulation, with sufficient space for adaptation to meet the occupant's ongoing health requirements, removing the current necessity to divide time between two properties.
- A subservient design response, with ridge and eaves set down by 300mm, materials matching the host dwelling, and no harm to the front boundary or landscaping.
- Compliance with the Kirklees House Extensions and Alterations SPD, the Kirklees Conservation Area Design Guide, Kirklees Local Plan Policies PLP 24 and PLP 35, and the relevant provisions of the National Planning Policy Framework.
- No harm to the character or appearance of the Birkby Conservation Area, protected trees, or the amenity of neighbouring properties.

The proposal is considered to be acceptable in planning terms and is respectfully commended to Kirklees Metropolitan Council for approval.

*Prepared by: UHD Architectural Services
Umar@UHDesign.co.uk | 07704906935
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