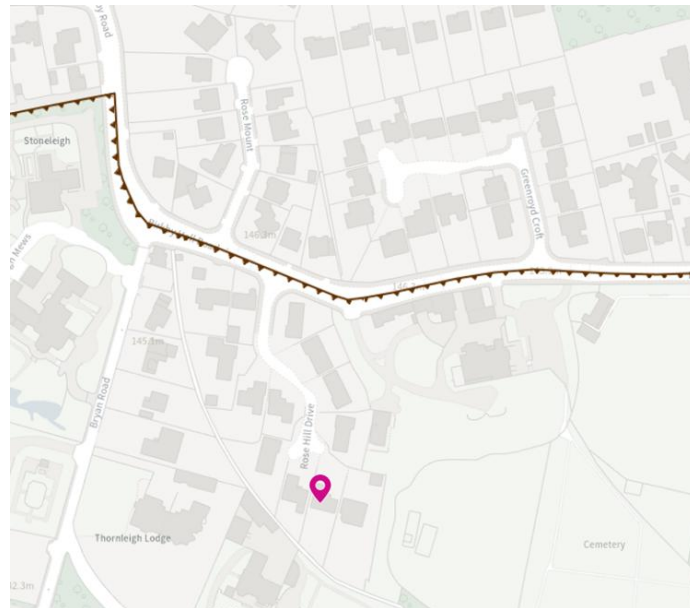


HERITAGE STATEMENT

SINGLE STOREY REAR EXTENSION WITH INTERNAL ALTERATIONS AT 6 ROSE HILL DRIVE, BIRKBY

INTRODUCTION

This Heritage Statement is provided to outline and evaluate the historic interest and potential impacts of the proposed single storey rear extension to 6 Rose Hill Drive, Birkby which is situated within Edgerton Conservation Area. This assessment has been conducted in accordance with the Kirklees Local Plan, Kirklees SPD and National Planning Policy Framework to ensure that the design and alterations are appropriate and compliant.



Snip from Kirklees Local Plan Map showing the property within the boundary of Edgerton Conservation Area

LOCATION

Built in the early 1990s, 6 Rose Hill Drive is an existing, unaltered detached property, constructed from Yorkshire stone, with a pitched roof made of concrete tiles. The property is served by a private driveway and benefits from an attached garage which is stepped forward of the main dwellinghouse, fronted by a modest garden. The rear of the property situates a large, sloped garden with an existing patio, surrounded by fencing and high bushes and hedging offering screening and privacy to the property.

Rose Hill Drive is a small residential estate, comprising of properties of similar characteristics and where neighbouring properties have been granted approval for extensions and alterations alike. Accessed off Birkby Hall Road, Rose Hill Drive offers pedestrian paving for approx. 5 metres before veering off into a private road, surrounded by stone walling. The proposed dwellinghouse is not visible from the public road, Birkby Hall Road.



Google aerial view of the property, 6 Rose Hill Drive



View to entrance to Rose Hill Drive from Birkby Hall Road

DESCRIPTION

This proposal achieves sustainable development by offering a social and environmental role. The proposal enhances the host dwelling, the natural and built environment and would preserve the character and appearance upon the heritage significance of the local area. The proposal would benefit the current occupier, and future generations would be attracted to this dwelling due to its improved design functionalities. Climate change has also been considered due to the use of more energy efficient windows and doors, more than 50% of the garden will remain utilised, more natural light will flood the property and when required, internal and external lighting will be LED throughout. This aligns with Kirklees LP1 “Presumption in favour of sustainable development” and accords with the NPPF.

The proposed development consists of a single storey rear extension, with associated internal alterations to maintain flow to the host dwelling. The alterations will enable the homeowner to improve the layout and versatility of their home, whilst also maximising energy performance. The proposal will improve functionality to better suit modern family demands and offer enhanced connection to habitable rooms – a secret door from the kitchen into the boot room offers a seamless aesthetic and preserves the clean lines of the new kitchen design.

The extension is positioned entirely to the rear of the property and is subservient to the host dwelling, positioned below the existing ridge line. Being situated to the rear of the property ensures that there is no visual impairment to the property and does not alter or diminish the local character or street scene. Ensuring the proposal remains compliant with the Conservation Area appraisal and aligns with SPD key design principle 1 and 2.

The development proposes to use stone and fenestration materials that are in keeping with the host dwelling and that of neighbouring properties. The proposal does not seek to alter or impact the current access or parking available to the property or on the private road serving the residential estate, aligning with SPD key design principle 15.

The proposal seeks to introduce contemporary living standards through the use of bifold doors to increase the natural light received to the rear of the property whilst continuing to utilise the large garden, which is a typical feature of these villa style houses within Edgerton Conservation Area.

Neighbouring properties would not be hindered by the proposed rear extension due to the existing fencing and trees surrounding the garden, ensuring privacy for both the applicant and their neighbours - according with SPD key design principle 3 and 4. The large garden to the rear of the property will be retained and the proposal will enhance the use of this garden, aligning with SPD key design principle 7. The use of better fenestration offers an increase U Value calculation and maximises the energy efficiency of the home, aligning with SPD key design principle 8.

This aligns with Kirklees LP24 “Design” as the scale and layout of the proposal respects and enhances the character of the townscape, heritage assets and landscape. This proposal provides a high standard of amenity for future occupiers and

protects neighbouring occupiers by maintaining appropriate distance between the dwellings, as this development does not propose any extension or alterations to the East or West side elevations and remaining subservient to the host.

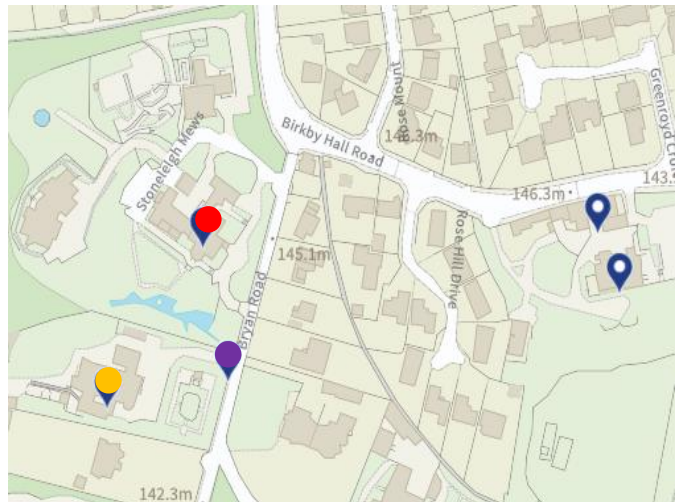


Existing rear of the property

HERITAGE SIGNIFICANCE

Edgerton Conservation Area was designated in 1976 and extends to either side of Halifax Road, the main road into the town centre of Huddersfield. The designated area comprises of a mixture of late 19th century terraced houses and modern semi-detached properties constructed in the early 20th century. Edgerton Conservation Area is bordered by Birkby Conservation Area and Greenhead Park/New North Road Conservation Area.

- [Gatepiers to Beechwood – Grade II \(II34335 \)](#)
- [Beechwood - Grade II \(II34334 \)](#)
- [Stoneleigh - Grade II \(II34337 \)](#)



Listed Buildings within the locality of Rose Hill Drive, Birkby

Birkby and Edgerton became affluent suburbs to Huddersfield, during the Victorian era, due to the local textile economy the Industrial Revolution. The expansion of industry and transport links to Huddersfield enabled more public use of the town and attracted a working population to Huddersfield, therefore there was an increased housing need to facilitate the growing wool mill community. The construction of key developments within the area included the large stone villas and terraces that still shape the areas character today although it is acknowledged that the local area does have varying design characteristics reflecting the style of different eras favoured during the Victoria period.

By the late 1800s, the area had transformed from primarily agricultural to a self-contained and well-developed suburb consisting of large, detached properties set within generous gardens. Development had also included the construction of Methodist chapels and Baptist churches, alongside the Huddersfield Borough Fever Hospital which was situated near the

local village. The development of these villages had a huge reflection on the Victorian era and the civic improvement on public health and the religious elements of life become more prevalent.

The appraisal states that all historic buildings within the area are constructed with natural stone walls, a pitched roof covered in natural slate or tiles with timber sash or casement windows. Our scheme proposes to use matching stone and tiles to compliment the host, neighbouring properties and the surrounding area.

Rose Hill Drive is specifically mentioned within the Edgerton Conservation Area appraisal under the subheading "Neutral Factors". The appraisal describes Rose Hill Drive as *a modern cul-de-sac development that has been carefully designed to integrate into the surrounding area. Whilst these new buildings are not considered to make a positive contribution to the character and appearance of the designated area, neither do they have a negative impact on the area.* As such, the application property is considered to make a neutral contribution to the character and appearance of the wider Edgerton Conservation Area.

CONCLUSION

Although situated within Edgerton Conservation Area and within close proximity to Listed Buildings within the suburb, the host dwelling is not of a Listed status and is not immediately neighbouring those heritage asset buildings. That being said, this proposal has been designed with character and appearance in mind, ensuring that the proposal accords with the necessary design guides, NPPF and with consideration to the local Conservation Area.

In summary, the development is situated to the rear and is therefore not visible from the public road, does not affect the appearance of the existing street scene and offers a neutral contribution; therefore, bears negligible impact upon the heritage significance aligning with Kirklees LP35 "Historic environment". The mature trees, shrubs and high hedging prevalent in the garden offer a privacy screen for the occupier and their neighbours and offers the illusion of open space, which will continue to be retained and maintained.

The proposed single storey rear extension is modest in scale, subservient to the host dwelling and located entirely to the rear of the property. The use of matching stone and sympathetic fenestration ensures visual continuity to the existing dwelling, neighbouring properties and the local Conservation Area.

Due to the location of site and the scale of the proposal, its consideration to the public and street scene preserves a significant amount of character and appearance within the Conservation Area whilst also enhancing the host dwelling, in accordance with the Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990

There aforementioned appraisal describing this particular cul de sac seemingly suggests that any extensions or alterations within this residential estate would not make a positive contribution to the significance of the designated area, although it does not detract from it, which we feel is acceptable rationale to justify this proposal and we consider that the threshold has been met for this scheme to be recommended for approval.