

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

PLANNING SUPPORTING STATEMENT AND HERITAGE STATEMENT.

HOLMLEIGH, 17, NORTHFIELD ROAD, DEWSBURY, WF13 2JX, UNITED KINGDOM.

1. INTRODUCTION.

This Heritage Statement and Planning Supporting Statement has been prepared in support of a Householder Planning Application for the proposed single storey rear extension, erection of an outdoor kitchen area, together with associated internal and external alterations at Holmleigh, 17 Northfield Road, Dewsbury.

The property lies within the Northfields Conservation Area but is not a statutorily listed building. The application has therefore been prepared having regard to the statutory duty placed upon the Local Planning Authority under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

This statement considers the significance of the site, the surrounding conservation area, and assesses the impact of the proposed development against national and local planning policy.

Whilst described as a single storey rear extension, the proposal is, in reality, largely an infill development between two existing built elements of the property. The existing utility extension and the raised outdoor seating area already define this part of the site, and the existing boundary wall, with the structures incorporating sections of the established stone boundary walls. The proposal seeks to retain these existing boundary walls and utilise them as part of a cohesive architectural solution, replacing fragmented ancillary structures with a single, well-designed extension and outdoor kitchen area. Consequently, the proposal results in a more coherent and considered form of development rather than a significant increase in the building's overall footprint.

2. SITE DESCRIPTION.

Holmleigh occupies a generous detached residential plot positioned on Northfield Road within the Northfields Conservation Area.

The dwelling is a substantial late Victorian/Edwardian detached residence displaying many traditional architectural characteristics typical of the period including:

- natural sandstone masonry construction;
- steeply pitched tiled roof;

- projecting gable ends;
- traditional masonry chimney stacks;
- front two-storey bay window projection;
- generous landscaped garden setting.

Although retaining much of its historic character, the property has experienced alterations over time, including replacement white uPVC windows and doors together with rear extensions.

To the rear of the property is a detached stone-built garage alongside additional ancillary structures.

The dwelling occupies a spacious plot with extensive garden areas to both the rear and side, providing significant separation from neighbouring properties.

Importantly, the application site is largely screened from public viewpoints, with the proposed works situated entirely to the rear of the property.

3. PLANNING HISTORY.

The planning history demonstrates that the property has evolved over time through incremental development.

Relevant planning history includes:

- 1985 – Erection of garage – Approved
- 1988 – Outline application for erection of one detached dwelling – Refused
- 2004 – Erection of detached garage – Approved

The planning history demonstrates that carefully considered additions to the property have previously been accepted by the Local Planning Authority where they respect the character of both the dwelling and its surroundings.

4. HISTORICAL DEVELOPMENT OF THE SITE.

Historic mapping provides a useful understanding of how the site has evolved.

Mapping dating from before the 1950s illustrates the presence of ancillary structures within the rear garden, including an outbuilding positioned toward the western corner together with another detached building, likely serving as a garage or storage building.

By the 1970s mapping, the principal dwelling had already been extended through the addition of the existing rear utility extension together with first floor accommodation.

The detached outbuildings also remained evident.

Subsequent mapping through to 2005 demonstrates that this overall site arrangement has remained largely unchanged.

Today, the property continues to contain:

- the existing rear utility extension;
- first floor rear extension;
- detached covered seating structure;
- detached garage.

Notably, elements of these structures already form sections of the existing stone boundary walls to neighbouring properties.

For example:

- the existing utility wall also functions as the boundary wall to the neighbouring property;
- the wall to the existing covered seating structure similarly forms part of the established boundary enclosure.

This historic pattern demonstrates that built structures have occupied this part of the site for many decades and are an established component of the property's evolution.

Historic mapping and the existing site arrangement clearly demonstrate that this part of the property has accommodated built development for many decades. The proposed extension occupies the space currently defined by the existing rear utility extension and the raised covered outdoor seating area, both of which are established built elements within the site. Consequently, the proposal does not introduce development into previously undeveloped garden land. Instead, it consolidates and rationalises existing structures that have evolved over time. In practical terms, the proposal is

This is a detailed black and white map of a residential area in London. The map shows a network of streets, including a main road at the top with a dashed center line and a road labeled '288' and '294.00'. A red circle highlights a building labeled 'Holmleigh'. Other buildings and landmarks are labeled, including 'Church of Jesus Christ of Latter-day Saints', 'Green Roof', 'West Lea', 'Chamber House', 'Red Gables', 'Hill-Don', 'El Sub Sta', 'Bracken House', 'Wainson Croft', and 'Northfield'. The map also shows various smaller features like 'Green Gap', 'F.P.', and 'S. 1000'.

A detailed street map of a residential area. The map shows several streets: a main road at the top labeled 'B5 3m', a road on the left labeled 'L B', and a road on the right labeled 'NORTHFIELD'. A road at the bottom is labeled 'El Sub Sea'. A path is shown at the bottom left. A building is circled in orange. The map also shows various other buildings, some labeled with letters like 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z'. The map is oriented with North at the top.

1970's



2005.



2015

5. HERITAGE SIGNIFICANCE.

There is currently no adopted Conservation Area Appraisal for the Northfields Conservation Area.

Consequently, the significance of the conservation area has been assessed from its physical characteristics.

The significance principally derives from:

- large detached Victorian and Edwardian villas;
- generous landscaped plots;
- traditional sandstone construction;
- varied roofscape incorporating gables, chimneys and dormers;
- spacious residential character;
- consistent use of traditional building materials.

The significance of Holmleigh itself derives primarily from its contribution to this wider townscape rather than from any statutory designation.

Importantly, the property has already experienced a degree of alteration through:

- replacement uPVC windows;
- previous extensions;
- detached garage;
- ancillary rear structures.

Consequently, whilst the property clearly contributes positively to the conservation area, it has evolved over time and does not survive in an entirely unaltered state.

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT.

The proposal comprises:

- demolition of existing rear structures;
- construction of a new single storey rear extension;
- formation of an outdoor kitchen area;
- associated internal remodelling;
- associated external alterations.

A key principle of the design has been the retention of existing historic fabric wherever possible.

Importantly:

- the existing stone boundary wall will be retained;
- the existing boundary wall currently forming part of the utility extension will remain;
- the existing boundary wall associated with the covered seating area will also be retained and a lower area of this boundary wall will be built up to match the existing height.

The proposal therefore seeks to build from the established historic footprint rather than introducing extensive new built form.

The extension has been carefully designed with:

- a flat roof concealed behind a parapet;
- reduced overall roof height compared to existing development;
- recessed contemporary detailing;
- natural-toned timber cladding;
- zinc/aluminium grey overhang;
- reuse of existing oak structural posts within the outdoor kitchen area.

Internally, alterations are proposed to create a more practical and functional family home whilst requiring only limited intervention to the original building.

Whilst described as a single storey rear extension, the proposal is, in reality, principally an infill development between two existing built elements of the property. The existing utility extension and the raised covered outdoor seating area already define this part of the site and have long occupied the proposed development area. Rather than projecting substantially into open garden space, the proposal rationalises these existing structures into a single, coherent architectural composition.

The design has been carefully developed to retain existing historic fabric wherever possible. In particular, the established stone boundary walls, including those currently incorporated within the utility extension and covered seating structure, are retained and integrated into the proposal. Existing oak structural posts from the outdoor seating area will also be reused within the new outdoor kitchen. The result is a more unified and sympathetic form of development that replaces fragmented ancillary structures with a carefully considered extension while limiting any meaningful increase in the overall developed footprint.

7. DESIGN RATIONALE.

The design approach has deliberately sought to minimise visual impact upon both the host dwelling and the wider conservation area.

Rather than introducing a prominent pitched roof extension, the proposal adopts a concealed flat roof behind a parapet.

This provides several heritage benefits.

Firstly, the parapet conceals the roof structure from neighbouring properties and significantly reduces its visibility.

Secondly, the overall height is lower than the existing stepped flat roof arrangement currently on site.

Indeed, part of the existing higher roof structure will be removed entirely, resulting in a net reduction in built height.

Consequently, the proposal represents a reduction in visual bulk when compared with the existing arrangement.

The extension remains subordinate to the original dwelling and clearly reads as a contemporary addition rather than attempting to replicate historic detailing.

This approach reflects recognised conservation principles whereby new interventions should remain honest to their period whilst respecting the significance of the historic building.

Equally important is the fact that the proposal has been designed as a rationalisation of existing built form rather than a conventional extension into open garden space. By infilling the area between existing structures, the scheme creates a simpler and more coherent architectural composition whilst maintaining the established pattern of development that has characterised this part of the site for many decades. This approach significantly reduces the perceived impact of the development when viewed in its historic context.

8. MATERIAL PALETTE.

A key design objective has been to ensure that the proposed extension responds positively to the architectural character of the host dwelling whilst remaining clearly identifiable as a contemporary addition.

The existing dwelling is constructed predominantly of traditional natural sandstone masonry beneath a pitched tiled roof and displays many characteristic Victorian/Edwardian architectural features, including projecting gables, chimney stacks and bay windows. These elements collectively contribute

to the building's significance and its positive contribution to the character and appearance of the Northfields Conservation Area.

Rather than attempting to replicate the existing stonework, the proposed extension adopts a restrained contemporary material palette comprising natural-toned cladding with a black/grey aluminium or zinc roof overhang. This approach has been deliberately chosen in accordance with recognised conservation principles, which advocate that new additions to historic buildings should be of their own time whilst remaining sympathetic to the scale, form and character of the original building. By avoiding an imitation of the historic fabric, the extension can be readily understood as a modern intervention, preventing any false impression of the building's historic evolution.

The proposed natural-toned cladding has been selected for its subdued appearance and ability to complement the warm tones of the existing sandstone. It provides texture and visual warmth whilst remaining recessive within its garden setting. The black/grey aluminium or zinc roof overhang introduces a simple contemporary detail that creates a crisp shadow line, reducing the perceived mass of the extension and providing a clear distinction between the existing historic building and the proposed addition.

The contemporary material palette is further justified by the location of the extension. Positioned entirely to the rear of the dwelling and largely concealed from public viewpoints, the proposal has been designed to sit quietly within the established built form, ensuring that the original Victorian/Edwardian dwelling remains the principal architectural feature when viewed from the public realm.

Furthermore, the proposal should not be viewed as the introduction of an entirely new built element into an undeveloped part of the site. Instead, it represents the rationalisation and infilling of an area already occupied by the existing utility extension and raised outdoor seating structure. The contemporary treatment therefore provides a cohesive architectural solution that unifies these existing elements, resulting in a more coherent and considered form of development.

Overall, the proposed material palette strikes an appropriate balance between respecting the architectural significance of the host dwelling and expressing the extension as a high-quality contemporary intervention. It is considered that the proposed materials will preserve the character and appearance of the Northfields Conservation Area, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the heritage objectives of Chapter 16

of the National Planning Policy Framework, and Policies LP24 (Design) and LP35 (Historic Environment) of the Kirklees Local Plan.

9. IMPACT ON CONSERVATION AREA.

The proposed works are located entirely to the rear of the property.

They are not readily visible from Northfield Road and make no alteration to the principal public elevation of the dwelling.

The proposal preserves the established building line and retains the existing stone boundary walls.

The extension occupies an area that has accommodated ancillary buildings for many decades, as evidenced through historic mapping.

The proposal therefore represents the continuation of an established pattern of development rather than introducing built form into previously undeveloped garden land.

The use of natural materials, restrained contemporary detailing and reduced roof height ensures the proposal remains visually recessive.

Furthermore:

- no historic front elevations are altered;
- no traditional roofscape is interrupted;
- no significant architectural detailing is removed;
- existing garden setting remains.

Overall, the proposal preserves the spacious character that defines the conservation area whilst providing an appropriately designed contemporary addition.

The proposal therefore preserves the character and appearance of the Northfields Conservation Area in accordance with statutory duties.

It is also important to recognise that the proposal does not extend substantially into previously undeveloped garden land. The area affected is already occupied by established built structures,

namely the existing rear utility extension and the raised covered outdoor seating area. Consequently, the proposal is principally an infill and reconfiguration of existing development rather than the introduction of substantial new built form. The replacement of several piecemeal ancillary structures with a single, cohesive architectural solution results in a more orderly and visually sympathetic arrangement, further limiting any additional impact upon the significance of the conservation area.

10. PLANNING POLICY ASSESSMENT.

Th Section 16 of the National Planning Policy Framework seeks to conserve and enhance the historic environment.

Paragraph 212 states that local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance.

Paragraph 215 requires great weight to be given to the conservation of designated heritage assets.

The proposal has been specifically designed to minimise intervention to historic fabric, retain existing boundary walls, reduce existing roof heights and provide a visually discreet addition.

Any effect upon the conservation area is considered to be neutral and would comfortably fall below the threshold of "less than substantial harm". In practice, the proposal is considered to preserve the significance of the designated heritage asset.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) requires special attention to be paid to preserving or enhancing the character or appearance of conservation areas.

The proposal satisfies this statutory requirement through:

- retention of boundary walls;
- limited intervention to the existing building;
- reduced roof height;
- high quality contemporary detailing;
- development confined to the rear;

- minimal public visibility.

Kirklees Local Plan.

The proposal has been designed to accord with the objectives of the Kirklees Local Plan, particularly:

Policy LP35 – Historic Environment.

The proposal conserves the significance of the conservation area through sensitive design, retention of historic fabric, appropriate material selection and a subordinate form.

The proposal conserves the significance of the conservation area through sensitive design, the retention of historic fabric, the reuse of existing structures where appropriate, and the rationalisation of an area already occupied by ancillary built development. As the scheme principally infills and consolidates established built form rather than extending significantly into undeveloped garden land, its impact upon the significance of the designated heritage asset is exceptionally limited.

The proposal neither erodes nor competes with the architectural significance of the original dwelling.

Policy LP24 – Design.

The proposal demonstrates high quality design which responds positively to local character through scale, proportion, materials and detailing.

The contemporary extension remains clearly secondary to the original building whilst respecting its historic context.

Policy LP1 – Presumption in Favour of Sustainable Development.

The proposal represents sustainable investment in an existing dwelling through adaptation rather than replacement, extending the useful life of the building whilst improving its functionality for modern family living.

11. CONCLUSION.

The proposal has been carefully developed through a heritage-led design approach that seeks to respect and enhance the relationship between the host dwelling and the wider character of the Northfields Conservation Area.

Whilst the works are described as a rear extension, the proposal should not be considered as a conventional enlargement projecting into previously undeveloped garden space. Instead, it represents the sensitive rationalisation and infilling of an area that has been occupied by ancillary structures for many decades, including the existing utility extension and raised covered outdoor seating area. The proposal therefore consolidates an established area of built form, replacing fragmented and visually disparate structures with a cohesive and carefully considered architectural composition.

The design approach prioritises the retention of important existing fabric, including the established stone boundary walls which are incorporated into the proposed arrangement. The extension remains clearly subordinate to the original Victorian/Edwardian dwelling, with the overall roof height reduced compared with the existing built arrangement, resulting in a lower and less visually prominent form.

The proposed contemporary material palette, comprising natural-toned timber cladding and restrained black/grey aluminium or zinc detailing, has been carefully selected to complement the character of the existing sandstone property whilst ensuring that the new intervention remains distinguishable as a contemporary addition. This approach respects recognised conservation principles by allowing the historic dwelling to remain the dominant architectural element, whilst avoiding unnecessary replication of historic materials.

Given the rear location of the proposal, its limited visibility from the public realm, the retention of existing historic fabric, the reduction in overall massing and the sensitive architectural treatment, the development will preserve the character and appearance of the Northfields Conservation Area. The proposal will not result in harm to the significance of the conservation area and, through the improvement and rationalisation of existing built form, represents a positive enhancement to the site's overall appearance and functionality.

The development therefore satisfies the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special attention to be paid to preserving or enhancing the character or appearance of conservation areas. Furthermore, the

proposal accords with the heritage objectives of Chapter 16 of the National Planning Policy Framework, and the relevant provisions of the Kirklees Local Plan, particularly Policy LP24 (Design) and Policy LP35 (Historic Environment).

Accordingly, it is respectfully considered that the proposed development represents an appropriate and sympathetic addition to Holmleigh, which preserves the architectural significance of the host dwelling and the character of the Northfields Conservation Area.

Therefore, we respectfully request that planning permission is granted.