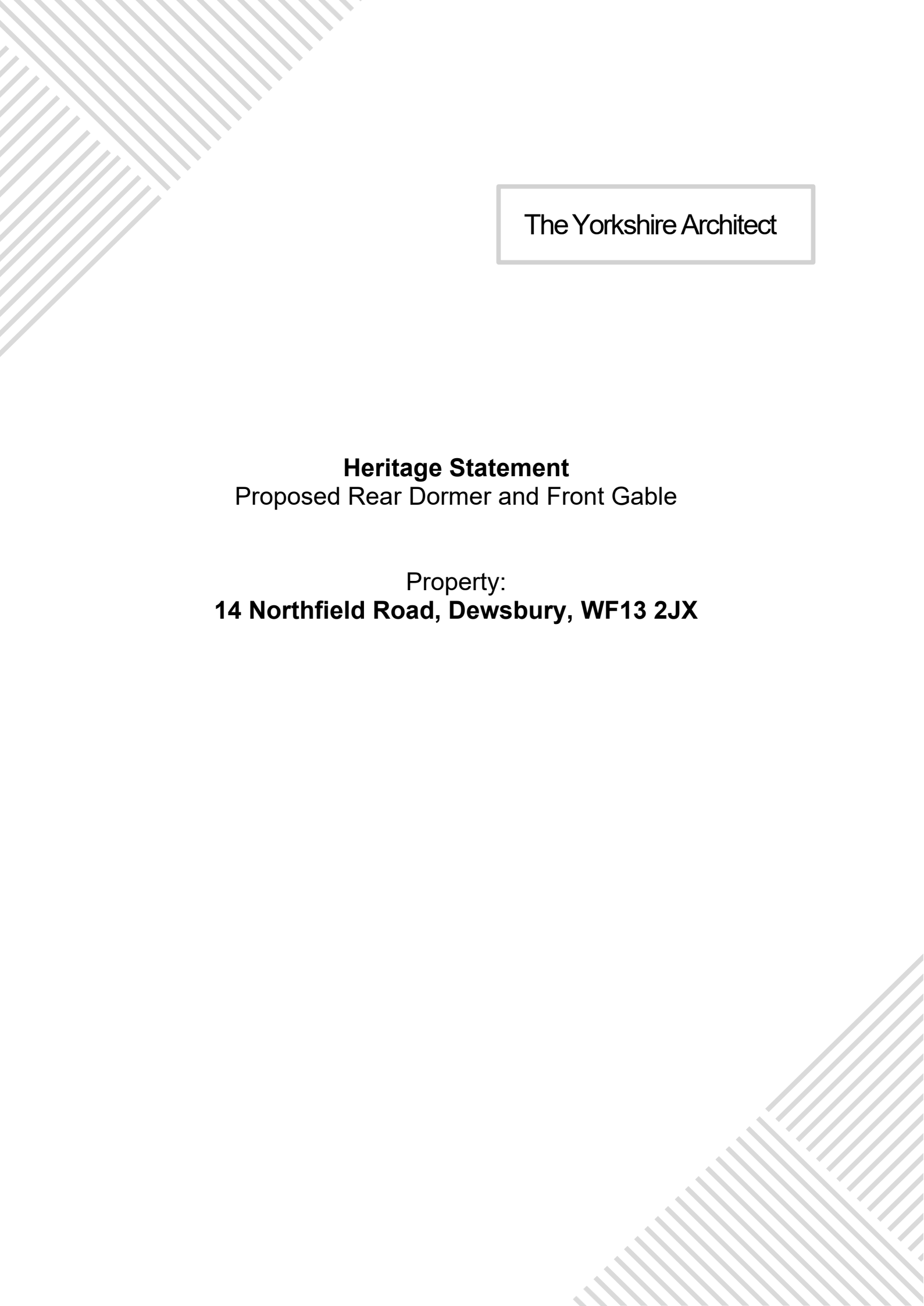




The Yorkshire Architect

**Heritage Statement**

Proposed Rear Dormer and Front Gable

Property:

**14 Northfield Road, Dewsbury, WF13 2JX**

## 1. Introduction

This Heritage Statement has been prepared in support of a householder planning application for the proposed construction of a rear dormer extension and a front-facing gable at 14 Northfield Road, Dewsbury, WF13 2JX.

The purpose of this statement is to assess the significance of the property and any nearby heritage assets and to demonstrate that the proposed works have been designed to preserve the character and appearance of the building and its surroundings.



*Front Elevation of Property Row*



*Rear Elevation of Property Row showing an existing small dormer on applicant property.*

## 2. Site and Surroundings

14 Northfield Road is a residential property situated within an established suburban area of Dewsbury. The surrounding streetscape is characterised by a mixture of detached and semi-detached dwellings of similar scale, many of which have been altered and extended over time.

A notable feature of the immediate streetscene is the presence of front-facing gables on neighbouring properties. These gables form an established architectural characteristic of the road and contribute positively to the visual rhythm of the street.



*It is not uncommon for properties to have adjacent gables like No. 10 next to the applicant property*

## 3. Significance

The property derives its significance primarily from its contribution to the local residential character rather than from any exceptional architectural or historic interest.

The surrounding buildings display a variety of alterations and extensions reflecting the evolution of the area. The existing dwelling retains its residential character, while neighbouring properties demonstrate that sympathetic alterations can be accommodated without detracting from the wider character of the street.

## 4. The Proposed Development

The proposal comprises:

- Construction of a rear dormer extension within the rear roof slope. This will replace an existing dormer in the same space
- Construction of a front-facing gable designed to reflect the proportions, roof pitch and appearance of neighbouring gables.

The rear dormer has been positioned on the rear elevation where it will have minimal visibility from the public highway. Its scale has been designed to remain subordinate to the existing roof form. It will be

clad in roof tiles for minimal impact.

The proposed front gable has been carefully designed to integrate with the existing dwelling. The existing stone wall will be taken up into the gable to maintain that break in symmetry. The gable is also offset from either side to maintain that central position that is characteristic of the house. A small bay will be added to match those of the neighbouring houses to add and enhance the characteristic of this row of houses.

## **5. Heritage Impact Assessment**

The proposed works are considered to result in no harm to the significance of the property or to the character of the surrounding area. The rear dormer will be largely screened from public viewpoints and therefore will have a negligible impact on the appearance of the street scene.

The proposed front gable is intended to reinforce the established pattern of development along Northfield Road. Similar gables already exist on neighbouring properties, and the proposal will create a balanced and consistent frontage rather than introducing an incongruous architectural feature.

The development respects the scale, massing and proportions of the existing dwelling and utilises matching external materials to ensure that the extension appears as an integrated part of the building. Overall, the proposal preserves the character and appearance of the surrounding area and does not adversely affect the significance or setting of any nearby heritage assets.

## **6. Planning Policy**

The proposal has been designed with regard to the heritage objectives of the National Planning Policy Framework (NPPF), particularly those relating to conserving and enhancing the historic environment. The design seeks to preserve local character through sympathetic detailing, appropriate scale and the use of matching materials. Any impact on heritage significance is considered neutral and well within the expectations of sustainable development set out in national planning policy.

## **7. Conclusion**

It is concluded that the proposal preserves the character and appearance of the area and would not result in harm to the significance of the property or any nearby heritage assets. The development is therefore considered appropriate and accords with national and local heritage objectives.