

Hirst Architects Ltd – RIBA Chartered Practice

Heritage Statement

51a Huddersfield Road, Barnsley, S75 1DR

HIRST ARCHITECTS

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1.0 Introduction

This Architects Heritage Statement has been prepared to support the application for the proposed loft conversion to 51a Huddersfield Road, Barnsley, S75 1DR.

The purpose of this document is to assess the impact of the proposed works on the heritage significance of the building and its setting.

The existing building 51a Huddersfield Road is a semi-detached, two-storey home built in 1930-1949 with a total floor area of approximately 153m². The existing building's ground floor features a front-facing living area, with an open plan rear-facing kitchen and dining area to the back of the house. The first floor contains an office/study area, a family bathroom and 2 bedrooms, both of a very similar size. The building does also have a basement, where a second office can be found, alongside a playroom and a utility area. Accessible from only the outside, a boiler room is also situated on the basement floor level.

The building is listed within conservation area 1 of Barnsley Council's listed conservation areas.

1.1 Application Description

The description of proposed works on this project is:

"Proposed second floor loft conversion and addition of front porch"

2.0 Background

The building was constructed in 1930-1949 and has been used as a family home since.

The property has undergone previous works, this being an erection of an extension to the dwelling on the Southeast side of the building. This work was first put forward in 1991.

2.1 Planning

Previous planning to the dwelling was passed in 1991, the application number for this work is B/91/0188/BA.

The building falls under conservation area 1 of the councils listed CA's.

3.0 Significance of the building

3.1 Assessment of the principle of development

Proposals to extend/convert existing dwellings are generally supported where they do not adversely affect the amenities of any neighbouring residents, in accordance LPA policy.

New development is supported where it conserves and enhances the CA vernacular, in accordance with LPP.

This proposal which seeks to modestly extend the building using high quality materials and design thus is therefore acceptable in principle in line with Policy.

3.2 Impact of development on the conservation area

The existing building 51a Huddersfield Road holds value in its location; however, the limited space within the home holds back the buildings full potential.

Key elements contributing to its significance include:

- Limited space
- Lack of natural light to the second floor's roof space
- Inefficient head heights on the second floor

Historical Importance:

There is no significant historical importance to the building outside of its allocation.

Aesthetic Value:

The building ties into the local streetscape and its visual surroundings but does not currently add anything specifically significant to the area within its current design.

The proposed conversion will not obscure views of any other important buildings due to its modest scale.

The materials proposed for this development are high-quality reflecting improvement within the conservation area in line with LPA Policy.

Due to the above considerations, its overall impact on the Conservation Area will therefore be very limited. Considerations proposed are considered enhancements to the Conservation Area.

3.3 Residential amenity

The conversion's modest scale will ensure the preservation of ample amenity space.

In the extensions location the development is isolated. It is not anticipated that the extension will cause any overshadowing of neighbouring properties.

4.0 Proposed Conversion

The proposed loft conversion aims to create a higher-quality living space for the homeowner and to modernise the external façade with high quality materials reflecting the surrounding area.

The design seeks to be a sympathetic addition to the existing building while providing contemporary functionality.

Key aspects of the proposed extension include:

4.1 Location and Layout

A loft conversion to align with the existing southeast exterior wall, with a dormer to the rear northeast side of the building.

4.2 Scale and Massing

The proposal doesn't add any space in terms of floor area; however, adds head space to the second floor of the building, making this floor habitable.

4.3 Materials and Design

The proposed conversion will entail high quality, vernacular materials to ensure the highest quality of aesthetics and functionality is achieved within the process of erection and the use of the building.

4.4 Access

The access of the building will remain to the front elevation whilst maintaining vehicular access to the adjoining garage.

No changes to current Access Arrangements are proposed.

5.0 Impact Assessment

5.1 Enhanced Functionality

The extension will improve the usability of the building, adding more habitable space to the second floor. Ensuring it meets modern standards and needs.

5.2 Design Harmony

The extension is designed to respect the original architectural features while introducing a modernised, artistic addition.

5.3 Visual Changes

The new addition will alter the building's appearance, particularly when viewed from the front and rear elevation of the building.

5.4 Potential Heritage Loss

There is a risk of overshadowing or detracting from the original structure's historic fabric.

5.5 Material Selection

Careful selection of materials to match or complement the existing fabric, ensuring visual continuity.

5.6 Design Sensitivity

Incorporating architectural elements that echo the original design, maintaining coherence between the old and new parts.

6.0 Conclusion

The proposed loft conversion to 51a Huddersfield Road has been carefully considered to balance the need for modern amenities with the preservation of the building's heritage significance.

By employing sensitive design strategies and appropriate materials, the conversion aims to enhance the building's functionality while respecting its historical and architectural values.

The proposed works will improve the use of 51a Huddersfield Road and ensure its continued preservation and appreciation by future generations.

The design approach has been developed in consultation with heritage professionals to align with best practices in heritage conservation.

The extension's design is sympathetic to the existing dwelling, maintaining an appropriate scale that preserves the key architectural and historic features.

Positioned discreetly, it will not appear as a prominent addition to the current building.

Furthermore, the extension will harmonize with the building, constructed from high quality materials and reflecting the details of its key features.

This thoughtful design ensures a seamless addition to the building, having an acceptable impact on the Conservation Area and should be supported by the LPA.

If you require any further information, please contact me on 01226 491 777.

Kind Regards,



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