



April 2021

Design and Access Statement and Heritage Statement.

The Stables, Adj to 1 Fairfield rd, Hinchliffe mi, Holmfirth HD9 2NP.

Introduction

The existing building is situated to the Conservation Area of Hinchliffe Mill at the junction of Woodhead Road, Fairfield road and Shaw lane. The Stone detached building was formerly used as the garage and workshop accessed off Fairfield's road on the first floor and the original stables & garage for no. 84 Woodhead road at ground floor accessed off Woodhead road. There are a mixture of period 2 or 3 storey terraced & detached properties and also a number of recently constructed detached and semi-detached dwellings further along Fairfield's road locality. The applicant has applied for to convert the current detached garage & stables into a detached 2 bedroom cottage with off road parking and amenity space.

Design

The design and site layout of the proposal to the site has been very carefully considered. The proposed dwelling is designed to complement the existing details and styles seen within the localised area. The architectural detailing around openings are such that there is sawn ashlar heads, jambs and cills incorporated into the design, with stone gutter corbels at eaves level. Main principal windows are mainly overlooking Fairfield's road and Woodhead road, where there are no immediate dwellings, No. 84 Woodhead road does have a window at the 3 storey level that overlooks the kitchen and entrance space to the new proposed dwelling.

Materiality

The proposed extension to the dwelling will be constructed of natural coursed stone. The roofing materials will be natural stone slates (not reclaimed) with timber hardwood windows (painted finish). Driveways will be natural stone (black basalt) chippings known for their ability to stay put and do not travel with car movement, the other main advantage being that they are natural and free draining. Boundary walls to the domestic curtilage area will be natural dry stone walls re-using wherever possible existing stone with timer panelled fence in-between the proposed dwelling and the garden of no. 84.

L'ARCHE DEVELOPMENTS (YORKSHIRE) LTD

No. 3 The studio, the old brick works top o th bank, thurstonland, Huddersfield, HD4 6UY,

Telephone: 07787226469 or 07779724443

Company Number 8145594 VAT no. 141626335

Access

The access to the proposed dwellings will be created by the demolition of the existing boundary wall to the side garden area off Fairfield road to provide parking for the new dwelling, and accessed directly off of Fairfield road, the second parking space is created off Woodhead road adjacent to no. 84 Woodhead road.