



ARCHITECTS & INTERIOR DESIGNERS

Date: June 2022

Design & Access Statement

Project: 151 West End, Netherthong,
Holmfirth, HD9 3EJ

Job No. 3496

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STRUCTURES
PROJECT MANAGEMENT
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RIBA 

1. Site Location and Description

- 1.1 151 West End, Netherthong lies within the Netherthong Conservation Area.
- 1.2 151 West End is not a listed building.
- 1.3 151 West End is a traditional stone built double fronted cottage with a stone slate roof. The North elevation boundary lies directly onto Town Gate and incorporates 2 no. single storey 'lean-to' structures

2. Planning History

- 2.1 The KMC planning portal shows no record of any previous application but the glazed 'conservatory' type extension on to Town Gate is clearly post formal planning regulations.

3. National Planning/Local Planning

- 3.1 The proposals are in accordance with relevant planning policies.

4. Design

The proposal incorporates the following elements;

- 4.1 General refurbishment of the existing house.
- 4.2 Demolition of the existing 'conservatory' to be replaced with a traditional stone built structure on the same building footprint.
- 4.3 New first floor extension over the existing kitchen. The new extension raises the current eaves height onto Town Gate by approximately 1.1m. The roof is designed as a continuation of the existing to form a 'cat-slide' from the current two storey eaves level. This increases the footprint at first floor level without any major visual impact externally. The new roof will have a reduced pitch of $27\frac{1}{2}^{\circ}$. A small section of patent glazing and a corner window have been incorporated at first floor level. The extension will be built from natural stone and second hand stone slates to match the existing house.

5. Access

- 5.1 Existing.