

DESIGN & ACCESS STATEMENT

90 Station Road, Holmfirth HD9 1AE

12th February 2022

SITE

- The proposed works relate to 90 Station Road, Holmfirth, HD9 1AE
- Station Road is a residential street.
- There are a mix of properties on Station Road and the surrounding streets, but mainly consist of detached stone dwellings.
- Due to the terrain many properties in this area have steep stepped access from the highway to the ground floor level of the properties.
- The property is not listed or located within a conservation area.

PROPERTY

- No. 90 Station Road is a 2 storey detached stone dwelling with a slate tiled pitched roof.
- The property is accessed from the pedestrian highway via a set of steep steps.
- The demise of no. 90 includes the front garden, which is stepped from the highway and the entirety of the rear garden again which is stepped and terraced.
- The internal accommodation currently consists of 2 reception rooms facing onto Station Road, an open plan kitchen dinner to the rear with 5 bedrooms on the first floor.

PROPOSAL

The proposal seeks permission for a single storey extension to the side of the property connecting into the existing kitchen. The proposed will provide a secondary entrance to the property with a cover porch area, and utility and WC provisions internally. The extension is to remain subservient in scale and massing to the original building, whilst retaining the original aesthetic and character of the existing property.

The proposal seeks to extend to the side of the property by 2.1m x 6m.

The side extension has been sized to maintain side access and space away from the flank wall of no. 88 Station Road. The height on the boundary will be 2.8m to the eaves to reduce any impact on the neighbouring property. The roof is proposal as a mono pitch with the highest point at 3.55mm against the existing wall of no. 90.

Pitched rooflights are to be placed within the mono pitch roof to maximise light.

MATERIALS

The proposed material for the wall of the extension is to match the stone of the existing house. The monopitch roof is to be slate to match the existing house with pitched rooflights.

The monopitch roof is to be extended to create a covered porch area, the porch will be supported by an oak column and beams.

The materials have been chosen to tie in with the existing materiality of the main house.

ACCESS

The property is accessed directly from Station Road via existing stepped access.

There is no proposed change to the access to the property.

CONCLUSION

The work proposed at no. 90 Station Road will provide a beneficial increase in space and improve the usability of the existing accommodation. The extension has been designed to be a sympathetic and considerate addition to the main house.

If you have any queries, please do not hesitate to contact me.