

# **Design & Access Statement**

116 Underbank Old Road, Holmfirth HD9 1AS

## ***Introduction***

This statement has been prepared in support of an application to replace an existing patio door at 116 Underbank Old Road.

The property in question is the top floor flat of a three storey apartment block, situated within the Underbank Conservation Area.



*South elevation*

## ***Location***

Underbank Conservation Area located to the south of the centre of Holmfirth, and is predominantly residential in character, with views to the surrounding hills. Buildings are typically constructed of dressed sandstone, often with stone quoins and lintels. 116 Underbank Old Road is located towards the southern end of the conservation area.

The dwelling falls within the demesne of the former Underbank Mill, which was built in the late 1800s and was in operation as a cloth mill until the 1970s, later falling into disrepair. The mill was converted into residential apartments in the early 2000s. At the same time, a new block known as the Pond House was constructed, comprising three apartments over three stories. Number 116 occupies the top floor of the Pond House.

The overall aesthetic of the building is in keeping with the surrounding architecture. Double glazed timber framed windows and doors were installed at the time of construction.

### ***Nearby Heritage Assets***

Heritage assets in the immediate vicinity are as follows. All are Grade II listed.

59 & 61 Sweep Lane – 15 metres to the east of 116 Underbank Old Road - early-mid 19<sup>th</sup> century terraced dwellings

57 Under Bank Old Road – 50m to the north east – early-mid 19<sup>th</sup> century dwelling

7 Miles Post 50 Yards South of Junction with Washpit New Road – 100m to the south – mid-late 19<sup>th</sup> century iron & stone mile marker

### ***Proposal***

The existing door frame is damaged due to decay, and is now letting in water, which in turn risks causing further damage elsewhere in the property due to damp. The property management company has noted that the timber frames have been prone to failing much quicker than would normally be expected, which is being attributed to the local weather conditions.

The intention is to change from timber to uPVC, primarily to reduce the need for regular remedial work, but also in part due to supply issues with timber.

As the building is located within a conservation area the applicant is keen to ensure that any alteration to the external appearance complements the character of the area and the site. As such, the replacement uPVC doors will be of similar appearance to the existing. There are examples of uPVC casements both in the Pond House and other nearby properties.

### ***Access***

The patio doors lead to a private balcony. All access will remain as per the current condition.

### ***Conclusion***

Replacement of the patio doors is essential to ensure that no further water damage is inflicted on the property.

It is believed there would be no aesthetic or material effect on the building, nor on the local area.