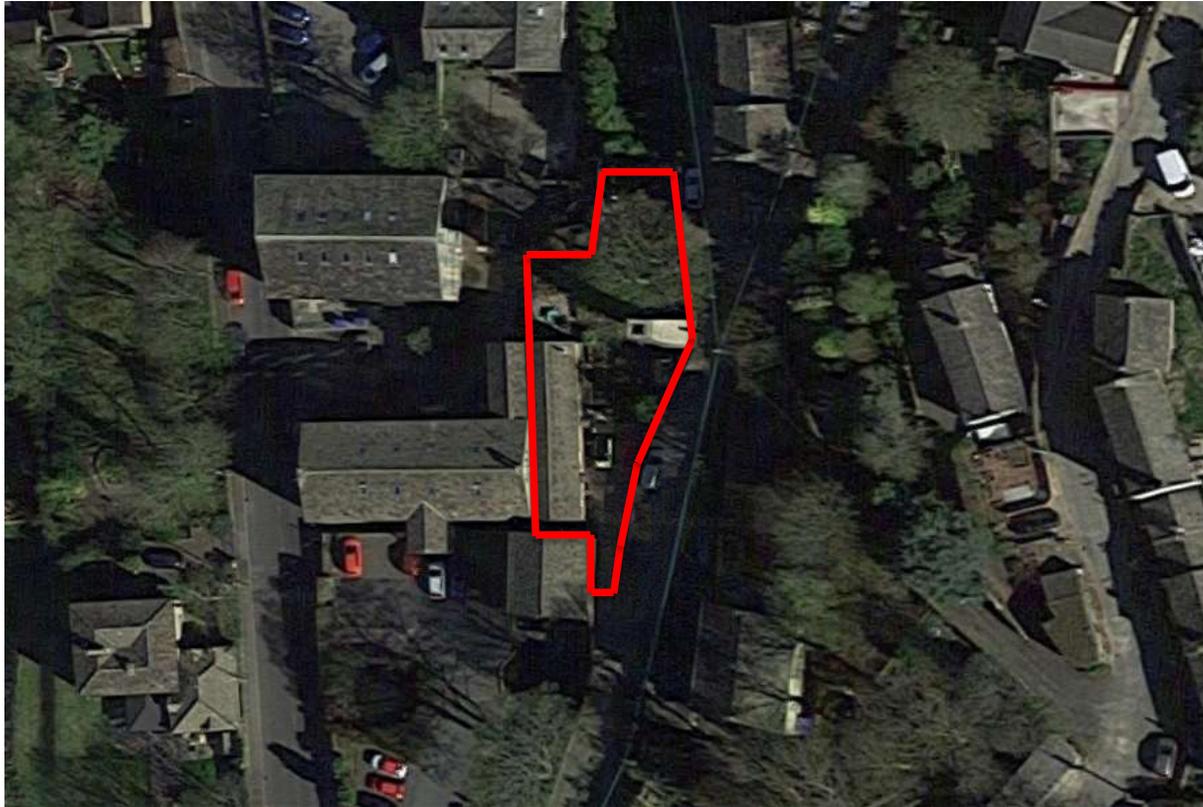


Design and Access Statement for Residential Development at 110 Underbank Old Road, Holmfirth, HD9 1AS



Aerial View of the Site



Street View of the Site from the entrance to 110 Underbank Old Road.



Street View of the Site from Underbank Old Road.



Street View of the Site from Underbank Old Road

Introduction

This design and access statement accompanies a householder planning application to replace the rear 1st floor window and lower ground floor rear patio door with a new door and window system to a two-storey (4 bed) residential dwelling in Holmfirth.

The application is to replace the existing patio doors located within the lower ground floor gable end portion of the house and a small window on the ground floor gable end of the house situated directly above the patio doors as per the photograph above.

The existing house which is the former pump house of the Underbank Mills is not listed but sits within the Underbank conservation area. From historic maps it is clear that building did not exist on maps prior to 1905. This building would have been a later addition with the advancement of technology to power the mills.

The mills eventually closed and was left in disrepair over several decades and was later converted to dwellings in the early 2000's.

Use

The proposed new patio doors and window system are to allow more natural light into the lower ground floor level of the building which greatly lacks natural light at present and requires extensive use of artificial lighting during the daylight hours. To keep in line with the existing historical nature of the building and the neighbouring properties gable window/door system we are proposing to insert two large I-Beam steel lintels to break down the glazing but to also provide character which aligns with the historical details of other windows within the mill buildings.

Amount

The current layout internally has a set-back floor plate on the ground floor providing a double height atrium space at the gable end of the house, the proposal shows a new patio doors and window system to the gable end which enables more natural light to flow into the atrium space negating the need for extensive artificial lighting during the daylight hours, the overall design also marries up with the neighbouring property in regards to datum/setting out points for the proposed steel lintels.

Layout

No alterations to the existing dwelling have been proposed other than opening up the existing external gable wall, we have ensured the width of the proposed glazing/door system aligns with the existing opening width on the property.

The existing living space will be greatly improved with a far greater visual connection to the external garden space. It should be noted the existing external trees have been retained in the garden to ensure privacy to and from the garden area.

Scale

The height of the proposed door and glazing aligns with the existing width of the door glazing at the lower ground floor, the height of the upper glazing portion aligns with the steel lintel of the neighbouring property to create a mirrored glazed gable more aligned to the original buildings character as the current curved arched glass was inserted in the early 2000's when the building was converted to a residential dwelling i.e. there is no historical importance of the arched section which also doesn't align visually with the neighbouring property.



Street View of the Site from Underbank Old Road – Proposed outline for proportions

Appearance

As the building is located within 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 proposed lintels will be steel I-beams to match the existing neighbouring properties gable glazing and historical context of being an industrial building. The door/window arrangement will be timber and finished to match the existing windows of both the applicants property and the neighbouring property.

Landscape and Access

No changes to the landscape and access.

Pre-app

No pre-app has been sort on this application as we believe the proposed replacement of the existing door/glazing is aligned to the existing industrial past of the building and aligns with the neighbouring gable glazing detail which is original to the building, there is also minimal views of the rear gable as it is located on the lower level of the house it is barely seen by the surrounding road of Underbank Old road or persons walking by the property.