

09.12.2024

Design and Access Statement

Site Location – The Barn, New Hagg Farm, Oldfield Road, Honley, Holmfirth, HD9 6RN

1.0 The Design Principles

The design principles have been to make very light touch alterations to the external facades of the existing building. The proposed opening will be in keeping with the existing window design and will include stone jambs, cills and lintels to match the existing. The proposed timber deck will be set back from the façade of the smaller outbuilding to maintain the existing hierarchy. The proposed roof-lights will be conservation types so will be less prominent and not project above the existing roof plane.

2.0 Physical features

The grade II listing is for the main house and includes the typical features found in weavers cottages of that period. The Barn is an outbuilding within the curtilage of this building and does not have any of the features stated in the listing. The Barn was converted into a house in 1990 and this proposal seeks to make small alterations that are sympathetic to the buildings features.

3.0 Setting

The Barns setting is a secluded one. It shares communal grounds with the three other houses located in the main building. These grounds contain mature garden with mature trees. The site is surrounded by grass fields used for grazing sheep and cattle.

The existing access to the Barn is not being altered in this proposal.