DESIGN & ACCESS STATEMENT

DETACHED DWELLING

HILL LANE, HOLMFIRTH HD9 3BN

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ARCHITECTURE

INTRODUCTION

Design and Access Statement for Hill House

Project: New Build House at Hill Lane, Holmfirth HD9 3BN

This Design and Access Statement has been prepared to accompany the planning application for the proposed new build house located next to the existing Hill House on Hill Lane, Holmfirth HD9 3BN.

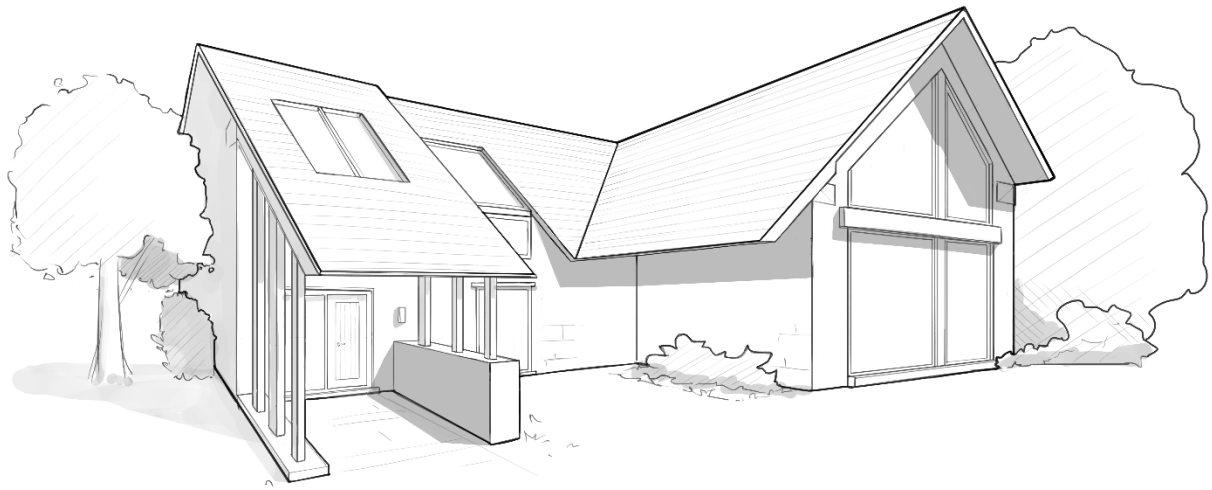
The proposal seeks to create a modern, yet sympathetic addition to the current setting, with careful consideration of the existing Hill House, and the site's constraints and opportunities.

The design of the new house is guided by the principles of harmony with the existing Hill House, ensuring that the new development complements the scale, proportions, and materials of the original building.

The intention is to create a seamless architectural transition that respects the site's unique location on Hill Lane while embracing contemporary design elements that meet the needs of modern living.

The new structure will be placed within the boundaries of the available space next to the existing Hill House, ensuring that it is appropriately positioned to minimise impact, the building considers the site's topography, access points, and local context, enhancing the overall character of the area while remaining in keeping with the established street scene.

This statement outlines the design approach, rationale, and access considerations for the proposed house, demonstrating how the development complies with local planning policies and contributes positively to the wider built and natural environment.



Above – Artist impression of the proposed dwelling

2 – SITE CONTEXT AND LOCATION

The site's location on Hill Lane is key to understanding the relationship between the new building and its historical context. Hill Lane forms part of the town's historic core, with properties along this road exhibiting a range of period details, including stone lintels, pitched roofs, and traditional stone facades. The proximity to Holmfirth's center also places the site within a vibrant community with good local amenities, transport links, and public spaces.



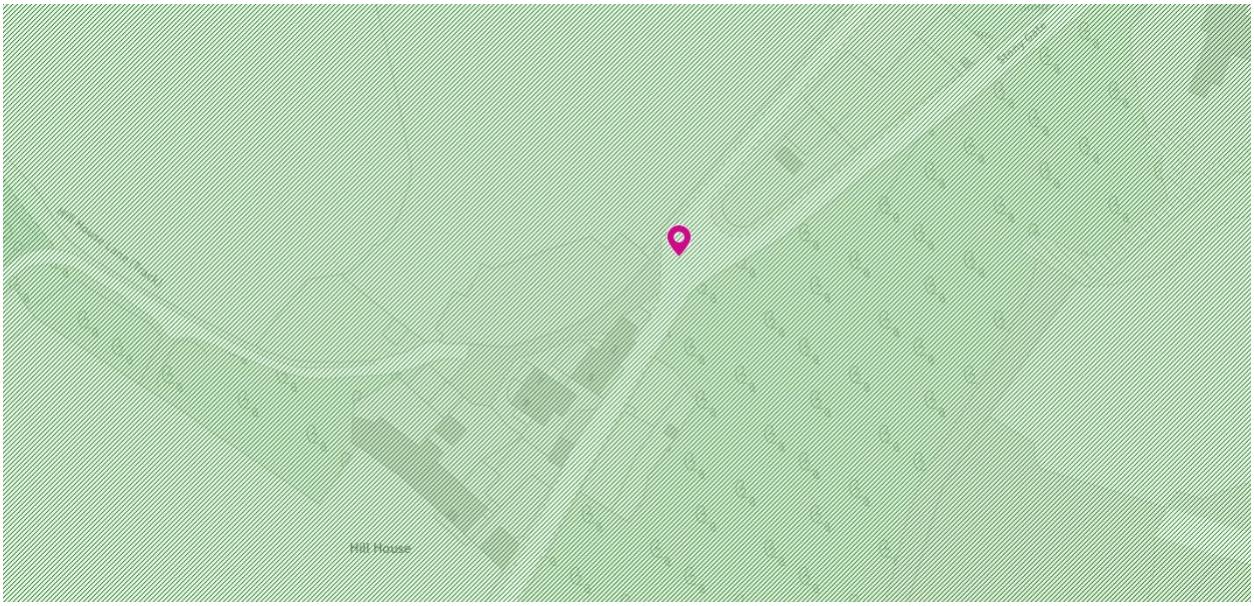
Above – 1850 Ordnance Map

By carefully considering the context of the site and its historical surroundings, the proposed development aims to preserve and enhance the architectural legacy of Holmfirth while introducing a modern, yet sensitive design that respects the area's character. The design seeks to complement the existing Hill House and its immediate context, ensuring that the new building becomes a seamless addition to the streetscape and does not disrupt the historical flow of the area.

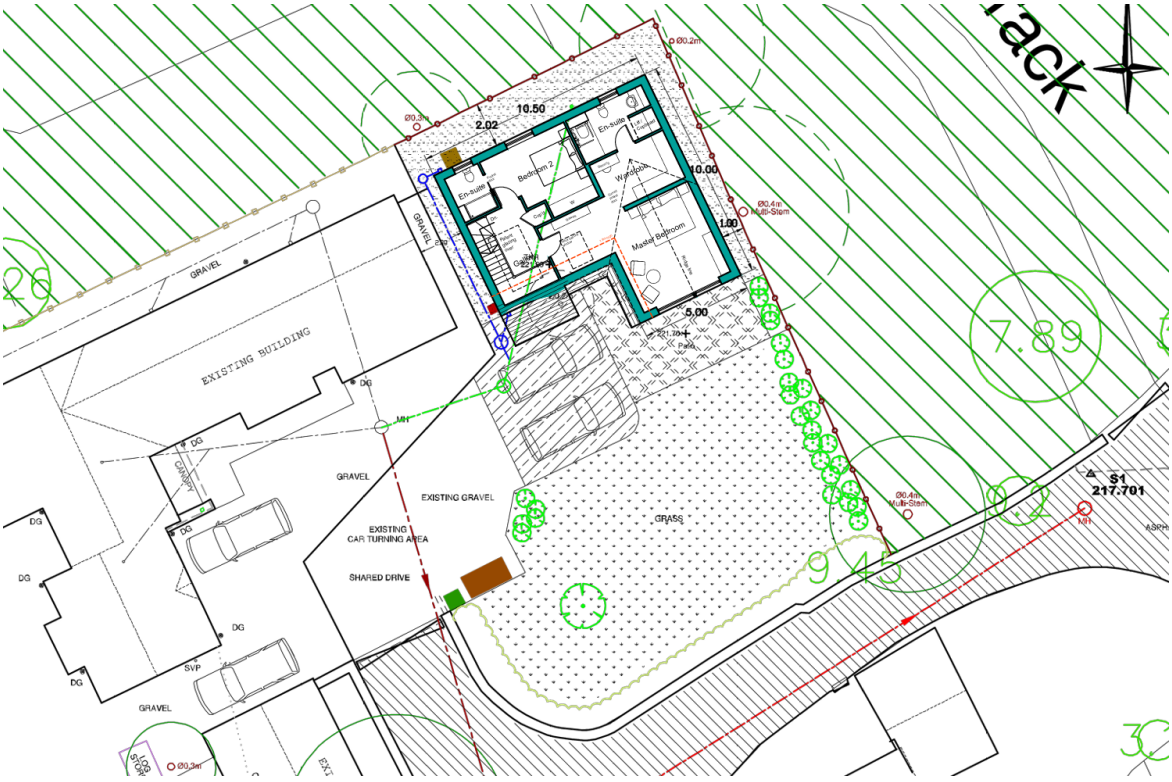


Above – 1956 Ordnance Map

The site benefits from an Outline Planning Approval, under reference 2024/91610, agreeing the access and layout matters. The layout has been adhered to within this proposal along with the approved access arrangements.



Above – Kirklees Local Plan Showing the land within Greenbelt



Above – Block Plan

3 – DESIGN PROPOSAL

3.1 Use and Amount

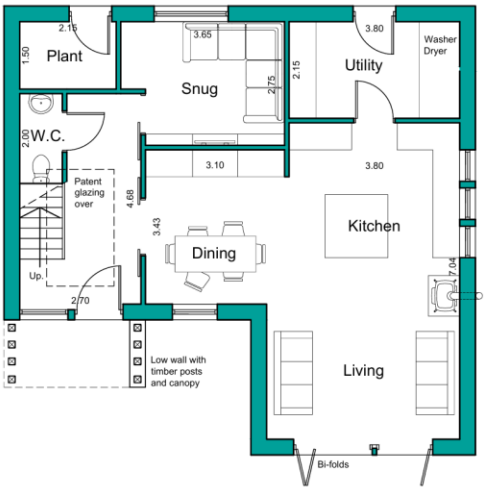
The new House will sit alongside the existing building, using local stone and a pitched roof to complement the existing buildings design. Large windows will enhance natural light and views while maintaining privacy. The design respects the scale of the original house, with careful attention to layout and positioning.

Energy-efficient features, including high-performance glazing and insulation, will ensure sustainability. The building will be designed to accommodate any family and be an efficient and ecofriendly home

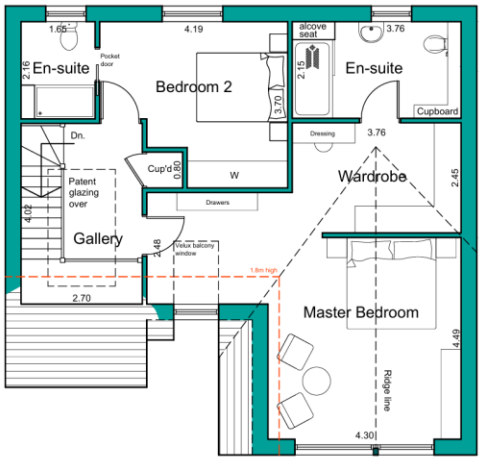
Some of these are:

- A Utility room at the back of the kitchen.
- A Plant room creating clean energy for the property.
- A lift to help support any elderly needs.

The footprint of the building strikes a balance between looks and maintaining the appearance and appeal of the adjacent house.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

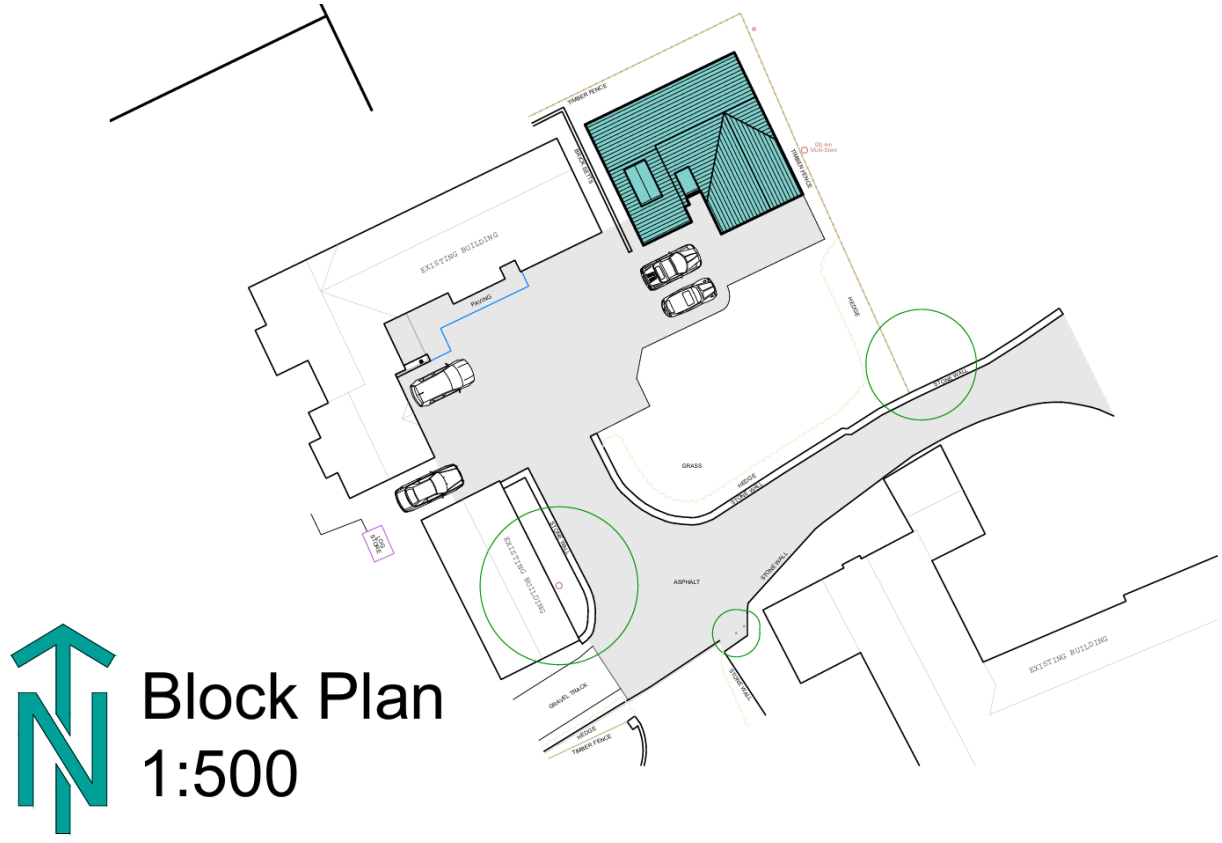
Above – Proposed Floor Plans

3.2 Layout

The layout's form follows the existing principles and accord with the approved outline permission. The layout has been designed to ensure that the house will have space to accommodate its future owners, with thorough thought on the later requirements of the occupation that will align with the latest Part M Building Regulations, with the internal circulation planned to ensure comfort and accessibility for all users.

The layout is designed for safety, accessibility, and practicality:

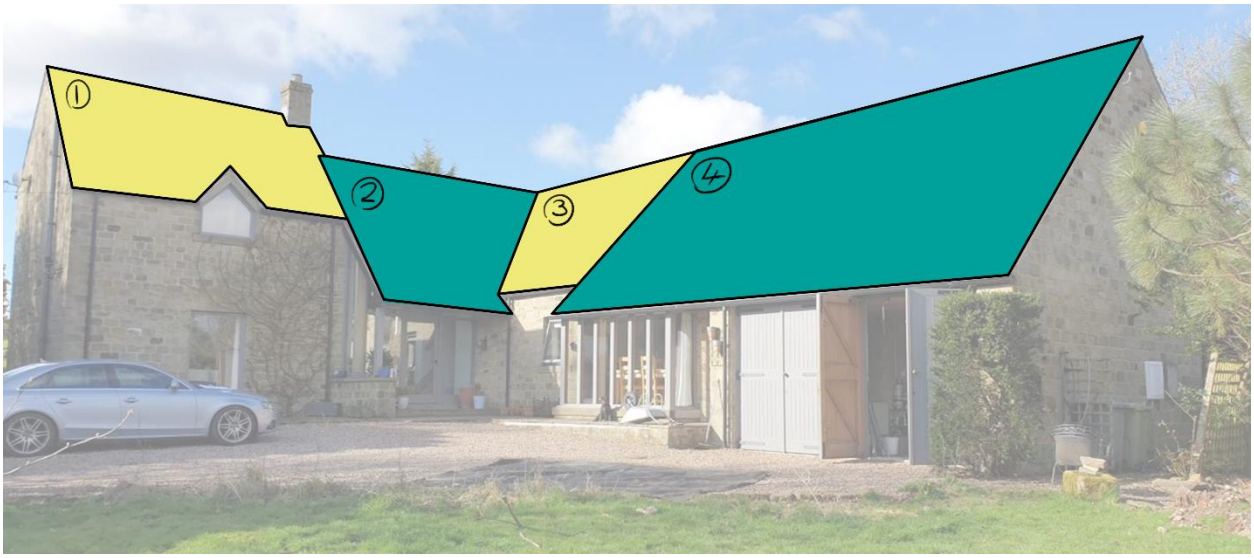
- A space has been allocated for a future lift.
- Double parking is available at the front of the property.
- Level access throughout ensures usability for the mobility impairments.
- Large doors to allow unimpeded access.



Above – Proposed site layout

3.3 Scale

The new House respects the scale of its neighboring property. Its modest height and roofline, combined with a peaked roof design matches the Hill House in design context, it also prevents it from appearing imposing, while maximising functionality.



Above: Reviewing the roof composition on the existing dwelling.

The design process to arrive at the design refers back to the original dwelling, as shown above the roof design of Hill House shows difference of high / low appearing roof elements, this premise has been carried forward within our proposal.

A reasonably steep roof has been chosen for its durable style and how it blends with the hill house next door.

The roof pitch enhances a water and snow runoff, preventing damage and reducing the maintenance endeavor. The roofs overhang also allow for good cover from the sun, helping to reduce the home from overheating with regards to solar shading.



Above – Proposed elevation

3.4 Appearance

The appearance of the home is modern and purposeful, achieved through a combination of a high-pitched roof and its stone walls.

The process to arrive at the proposed design, involved consideration of alternative appearances which are noted below.



Above: Sketches and initial ideas

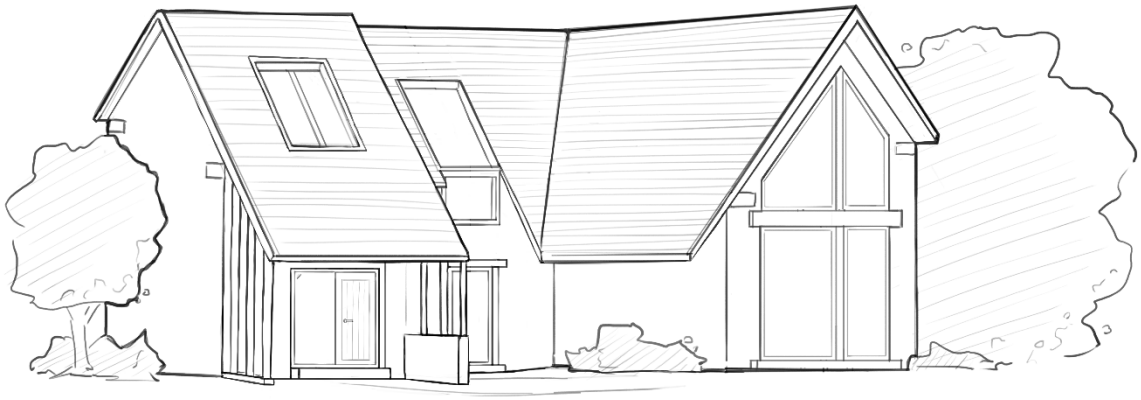
A large glass feature window offers expansive views of the outdoors, connecting the occupants with nature. This feature can make smaller rooms feel more spacious and provide a sense of tranquility by integrating the home with its surroundings. Being in a scenic area, the window serves as a living artwork, showcasing the beauty of the landscape.

From a design perspective, the asymmetric window lends a modern, sleek appearance to the home.

Stone walls have been used to help the building blend naturally with its surrounding architecture and landscape.

The use of stone reflects a conscious effort to maintain harmony with the village, making the building appear as though it has always been a part of the community.

By using locally sourced stone, the design further honors regional traditions and reduces environmental impact.



Above – Artistic impression of the proposed house

4 - ACCESS

4.1 Vehicular and Pedestrian Access

The site is accessible via Hill Lane; this access will remain unchanged and accord with the approved outline permission. Sufficient parking provision for both the existing proposed dwelling can be accommodated within the existing curtilage of both properties.

4.2 Inclusive Access

The proposal considers the needs of all potential users, including those with disabilities. The building will include wide corridors and doors, a provision for a future lift, and accord with the latest Building Regulations.

5 – CONCLUSION

The new home will perfectly blend in with the existing Hill House next door, by using many of its design features and materials it will slot in perfectly with the surrounding buildings.

The existing dwelling's award-winning design has formed the basis for this proposals, continuing the characteristics that set the outstanding design precedent that ultimately contributes positively to the already rich tapestry of Holmfirth architecture.

Designed with sustainability in mind, the development aligns with planning policies while respecting the character of the area. It is submitted with confidence as a positive contribution to the local built environment.

