



DESIGN AND ACCESS STATEMENT

28 FAIRFIELDS ROAD, HINCHLIFFE MILL, HOLMFIRTH, HD9 2NP

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IMPROVEMENTS TO EXISTING COTTAGE WITH LISTED BUILDING CONSENT

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Design and Access Statement for application to improvements to existing grade 2 listed cottage, with works to rear garden and internal works

Introduction

The application site is located outside the village of Holmfirth and is a terraced cottage located off of Fairfields Road. The dwelling has a rear garden which can only be accessed from the small lane to the side and rear of 28 Fairfields road.

This application seeks permission to improve the dwelling internally and externally, as the property is very dated and needs bringing up to modern day standards to improve the dwellings functionality and energy efficiency.

Design

In terms of the design, the proposals for the improvements are as follows, externally all windows and doors are proposed to be replaced with double glazed casement pvc units, which are similar style, & simple to the timber single glazed windows, this need replacing as they are extremely dilapidated, cold and not energy efficient. New front door to replace the existing Front door. Externally the rear, replacement of the bedroom window and a new opening formed to provide a new double-glazed single patio door to access the proposed new patio to the rear garden. In the rear garden a patio has been proposed the full width of the dwelling with steps up to the lawned garden. The roof will be checked for leaks and any necessary repairs be made. Internally the ground and first floors will be upgraded with new plumbing and electrics as these are currently very dated, a new heating system will be installed also. The existing internal walls and ceilings will need to be altered to allow for new electrics and plumbing to be installed and will be re-plastered in areas where required. Removal of the stud dividing wall in the lounge-kitchen to create an open plan kitchen-dining-snug, open back up the chimney stack in the lounge area. Refurbish the rear coal and create a pantry. New internal timber doors are proposed throughout the cottage.

Materiality

Areas of new stone will be reclaimed natural stone to match the existing stone wherever possible and the patio flags done in Indian stone, which would be sympathetic to the main dwelling. The new windows and doors are proposed to be casement PVC, both dwellings either side have pvc windows, and from an energy efficiency and cost perspective these are the best option, keeping in mind the cottages grade II listed status.

Access

The access to the property for vehicles will be kept as existing, there is no off road parking provided and vehicle parking is situated on Fairfield's road. The pedestrian access will be in the current position it is now.