



DESIGN AND ACCESS STATEMENT

OAKWELL COTTAGE 26 TOWNGATE , UPPERTHONG, HOLMFIRTH, HD9 3UX

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IMPROVEMENTS AND EXTENSIONS TO EXISTING COTTAGE IN A CONSERVATION AREA

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Design and Access Statement for application to improvements to existing terraced cottage, with Porch extension and rear 2 storey extension.

Introduction

The application site is located outside the town of Holmfirth and is a terraced cottage located off of Towngate in the conservation area of Upperthong Village. The dwelling has a rear garden which can be accessed through the house and via a right of way to the rear.

This application seeks permission to improve the dwelling externally to add additional living accommodation and storage, a porch with downstairs WC and the existing glazed extension to the rear taken up to two storeys with the dimensions enlarged minimally, the die windows that currently look onto both boundaries will be removed allowing greater privacy for neighbouring properties.

Design

In terms of the design, the proposals for the improvements are as follows, new single-story porch to the front elevation. This is to provide a downstairs accessible WC and storage for coats and new energy efficient boiler. To the rear there is an existing extension which serves as living space for the property. The proposal involves minimally enlarging the footprint of this and taking the accommodation to two storeys with reduced eaves to ensure minimal impact. The design will be constructed using materials to complement the existing with Coursed natural Stone and Feature Oak work to porch.

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.

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 Towngate, Upperthong. The pedestrian access will be amended slightly with the access gate being to the RHS of the cottage not the LHS as existing.