

38/2511

24<sup>th</sup> April 2026

2a Upper Haughs,  
Golcar,  
Huddersfield,  
HD7 4NG

## **DESIGN AND ACCESS STATEMENT**

Seeking retrospective approval for porch, roof-light and rear extension (including Listed Building Consent). Rear extension to be rebuilt completely.

The cottage is in an exposed location, and the porch provides weather protection. It is built in natural stone to match the house. It is situated to not interfere with the 3-light mullioned window.

The rooflight enables the use of the attic space for additional accommodation with natural light and ventilation.

The rear extension is currently shoddily constructed – to the detriment of the cottage and context. It is situated to provide access into the cottage from the parking area. It occupies the margin between the rear cottage wall and a retaining wall. The rear extension is visually unobtrusive, mainly occupying below-ground level. The extension contains a stair between parking area and the ground floor of the cottage. Internally it will also provide utility space and storage – which is highly beneficial in a small house such as this.

It is proposed that the current extension is removed in its entirety and rebuilt again properly – bringing the interior up to modern environmental standards and improving its appearance greatly from the outside. It would be clad in an untreated timber (such as larch) which will silver as it weathers over time. The flat roof parapets are topped with p/c aluminium trims. The height of the extension is limited to sit beneath the verge of the adjacent house and the lower roof sits below the first floor window to enable an upstand flashing at the abutment with the house. The form responds to the physical limitations of the in-fill area available and the practical abutment requirements, and the appearance is intentionally contemporary in order not to blur the architectural timeline of the cottage.

The accessibility of the cottage is not detrimentally affected by the proposals. The rear extension will provide better access from the parking area into the house.



**Hawdon Russell Architects, 52 Wharf Street, Sowerby Bridge, HX6 2AE.  
38/2511 April 2026**