

Design and Access Statement

Property: Pell Croft, Pell Lane, Holmfirth, West Yorkshire, HD9 1QL

Proposal: Listed Building Consent for the replacement of existing roof coverings, flashings, and associated repairs.

Date: May 2026

1. Introduction & Context

- **Purpose:** This statement supports an application for Listed Building Consent.
- **Building Status:** Grade II listed single detached dwelling.
- **The Roof:** Current Hardrow concrete tiles in need of replacement
- **Location:** Within a Conservation Area.

2. Assessment of Significance (Heritage Asset)

- Current concrete tiles are not original or in keeping with the building.
- Replacing the roof tiles is essential to the building's character and waterproof integrity.

3. Design & Proposals: Justification

- **The Problem:** The existing concrete tiles have reached the end of their lifespan, causing leaks, a significant number of broken tiles is leading to water penetration.
- **The Solution:** Propose removing the existing coverings and replacing them with new materials more in keeping with the original in terms of material, texture, size, and colour.
- **Leadwork:** Lead flashings will be replaced where required to match existing traditional standards.

4. Materials and Appearance

- **New Materials:** Westland graphite slate

5. Access

- Access to the site for maintenance or construction will not be affected by the proposal.
- Scaffolding will be carefully installed to avoid damaging historic fabric.

6. Summary

- The proposed works are necessary for the long-term conservation of the listed building and they will not harm its significance, but rather protect it from further decay.
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