ONE17 DESIGN

Date: June 2026

Design & Access and Heritage Statement

Project: 1 St Ann's Square, Holmfirth, HD9 3EH

Job No. 3694

The Dyehouse, Armitage Bridge, Huddersfield, West Yorkshire HD4 7PD
T 01484 668 000 E solutions@one17design.com www.one17design.com

1. Introduction and Background

1.01. This document has been prepared to support an application for planning approval for an extension to 1 St. Ann's Square, in central Netherthong. The site is within the Netherthong Conservation Area and the host dwelling is Grade II listed.



Figure 1: Application site shown by red dot in context of Netherthong Conservation Area

1.02. The host dwelling is part of a row built in the late C18. It is hammer dressed stone. The property has had further extensions throughout its lifetime, dating around the start of the C20. These are mentioned in the listing as being of 'no interest'.



Figure 3: Application site shown on 1892 -1908 OS Map, before extensions



Figure 2: Application site shown on 1888 - 1915 OS Map, after extensions

1.03. There are several other Grade II listed buildings in the surrounding area, including All Saint's Church. There are no other listings in St Ann's Square and no other listed buildings will be affected by the proposals relating to this application.

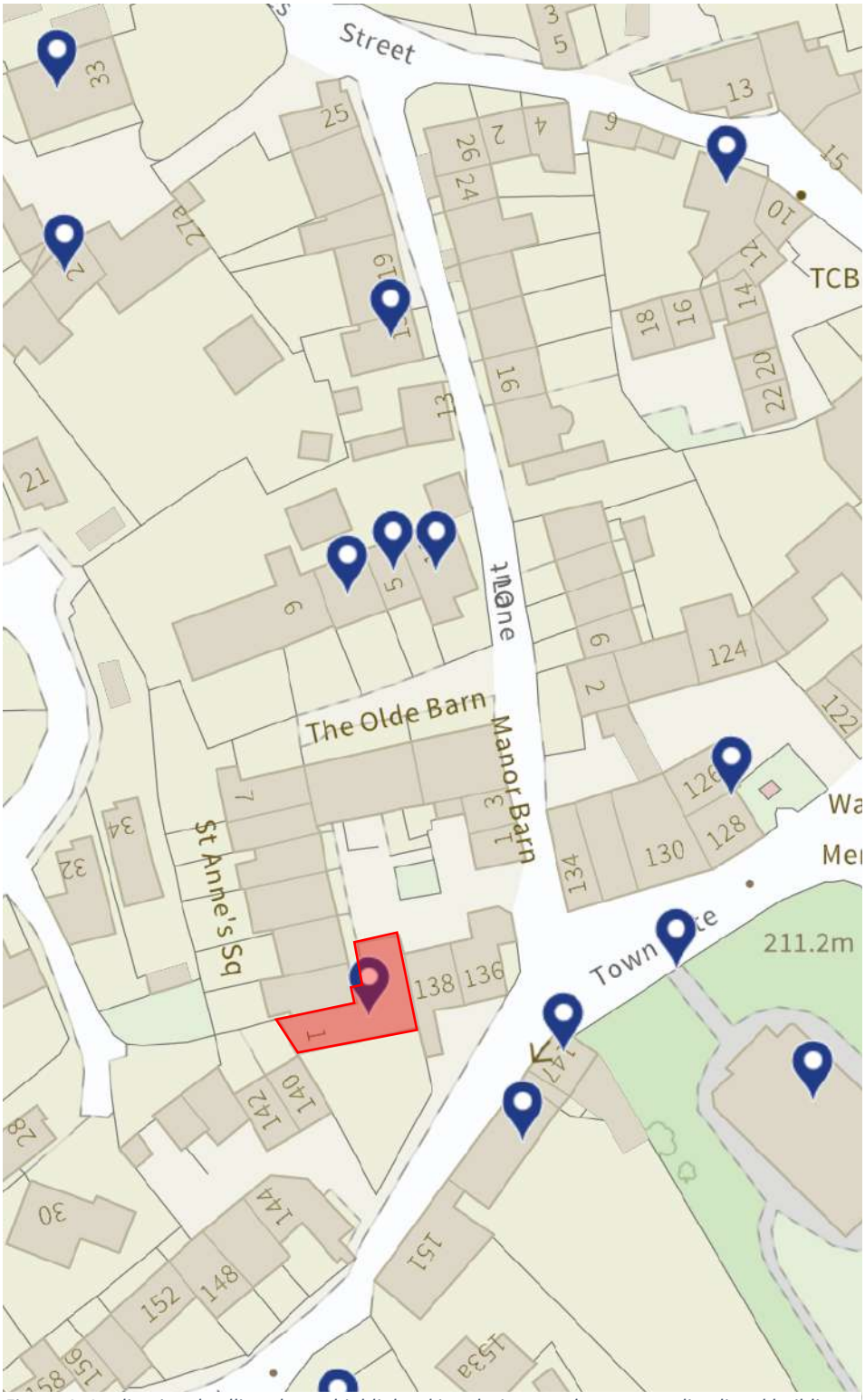


Figure 4: Application dwelling shown highlighted in relation to other surrounding listed buildings

1.04. St Ann's Square is a small courtyard off Out Lane, flanked to 4 sides by 10 joined dwellings. Out Lane runs for around 105m to the north of St Ann's Square, where it meets Giles Street. To the south of St Ann's Square, Out Lane only spans for 10m before meeting Towngate. All of the buildings with frontages onto Out Lane are dwellings.

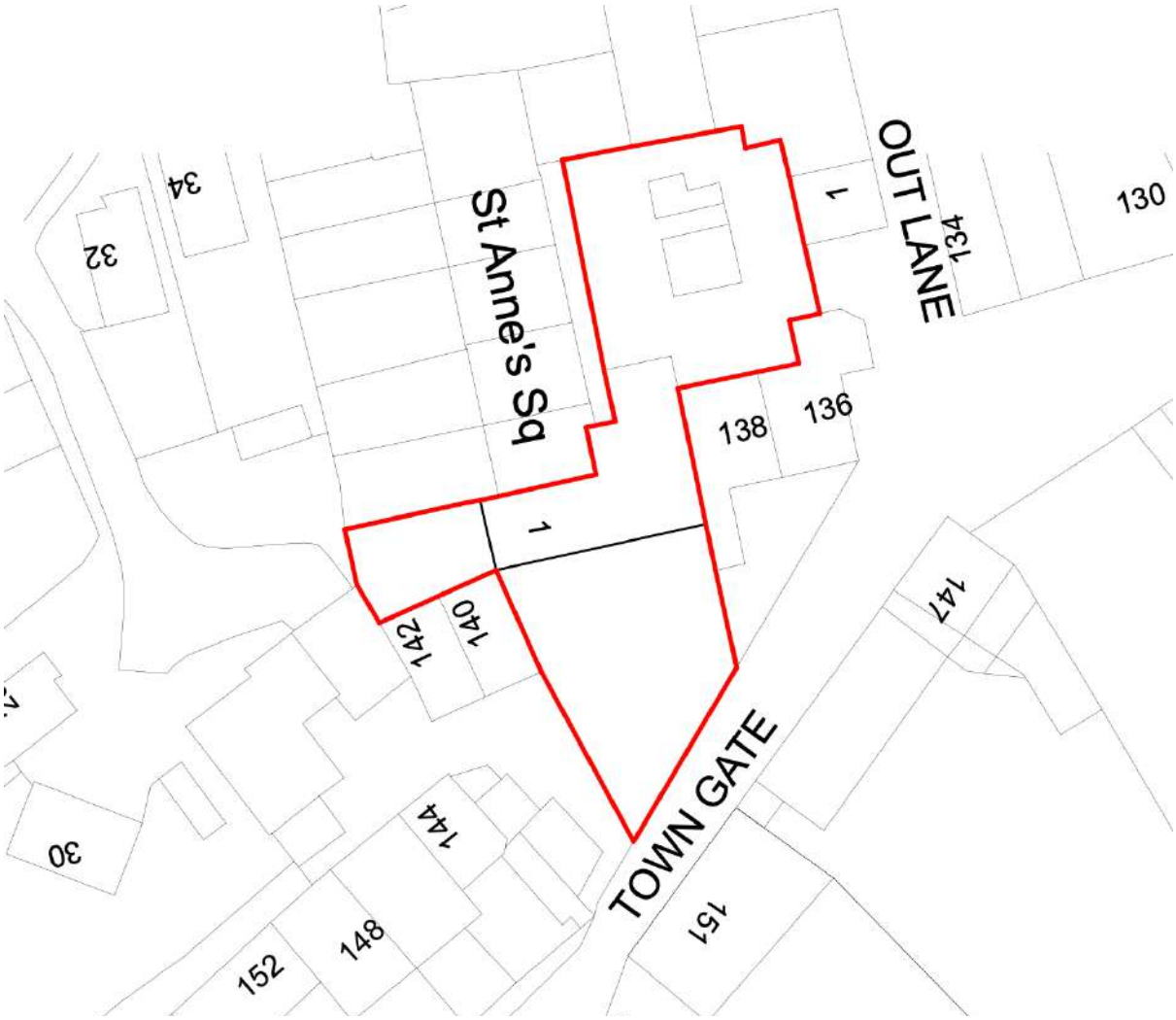


Figure 5: Location plan

1.05. The proposed development will have no detrimental effect to any of the existing Listed buildings in the surrounding area and specific efforts have been taken to ensure that the design is sympathetic to the character of the area and its host Grade II listed dwelling. This is further detailed in following sections.



Figure 7: 1 Ann's Square shown from Town Gate



Figure 6: St Ann's Square shown from Out Lane

2. Policy

2.01. With regard to the National Planning Policy Framework (NPPF) and the Kirklees Local Plan, the principal considerations relate to the impact of the proposal upon the significance and setting of the Grade II listed host dwelling within a conservation area.

2.02. Policy LP35 of the Kirklees Local Plan seeks to ensure that proposals affecting designated heritage assets preserve or enhance their significance. The proposed development relates to the two-storey addition named in the Listed Building List Entry as 'of no interest'. This part of the building is one of two later additions to the building, and does not form part of the main historic fabric of the listed dwelling. The historic dwelling has had two significant extensions as aforementioned, and the proposal represents a further modest and sympathetic evolution of the site which would preserve the significance and setting of the listed building.

2.03. Section 12 of the NPPF places significant emphasis on achieving well-designed development. In line with Policy LP24 of the Kirklees Local Plan, the proposal has been designed to respond positively to the scale, character and appearance of the host dwelling and its wider setting. Further detail is provided within Section 3 of this statement.

2.04. The proposal also accords with the objectives of the Kirklees Local Plan which supports the continued re-use and adaptation of existing buildings where practicable. The development represents the sensitive adaptation of an existing structure, allowing for its continued beneficial use whilst preserving the character and significance of the wider site.

3. Conservation and Design (Amount, Scale, Layout, Landscaping and Access)

3.01. In line with Policy LP24a of the Kirklees Local Plan, the form, scale layout and details of the proposed building will 'respect and enhance the character of the townscape, heritage assets and landscape'.

3.02. The proposal comprises a modest single-storey glazed extension positioned adjacent to the existing later addition located on the western side of the property. The proposed increase in floorspace is limited and remains clearly subordinate to the principal listed building. The development does not result in any significant loss of historic fabric and is restricted to an area identified within the list description as a 'later 2 storey addition of no interest'. As well as being small in footprint, the single-storey form of the extension also ensures the extension does not compete with the historic massing, roofscape or architectural hierarchy of the listed building.



Figure 8: Existing view of courtyard



Figure 9: 3D view of the site, showing the parts of the building specified in the listing in red, the parts stated as 'of no interest' in green and the courtyard in yellow.

3.03. The proposed extension occupies a discreet location adjacent to the later addition on the side elevation of the property, within the enclosed courtyard setting. This location has been selected to avoid encroachment upon the principal elevations of the listed building and, because of this, the impact upon the wider street-scene and landscape character of the conservation area will be negligible.

3.04. The design adopts a contemporary architectural language that is deliberately distinct from the historic fabric. The extension is formed primarily of frameless glazing enclosed by a section of stone walling to match the existing. A slim steel beam creates a lightweight appearance and ensures the structure remains visually recessive. The arrangement allows the historic form of the original building to remain legible, with the extension clearly expressed as a contemporary addition.

3.05. The additional stone work has been designed to provide privacy to neighbouring properties by limiting direct overlooking from adjacent windows, whilst avoiding the need for more visually intrusive screening measures. The result is a contemporary intervention which respects the character of the listed building and conservation area whilst addressing modern functional requirements.



Figure 10: 3D Visual of proposed scheme



Figure 11: 3D Visual of proposed scheme

3.06. The proposal requires the relocation of an existing pedestrian gate from its current position adjacent to the side elevation of the dwelling to a location on the opposite side of the garden. The existing gate provides access for neighbours through the site for maintenance purposes, allowing neighbouring occupiers to reach external walls, windows and other building elements. The proposed relocation will retain this established access whilst providing a more logical route that avoids passing directly through the principal outdoor seating area associated with the application dwelling.

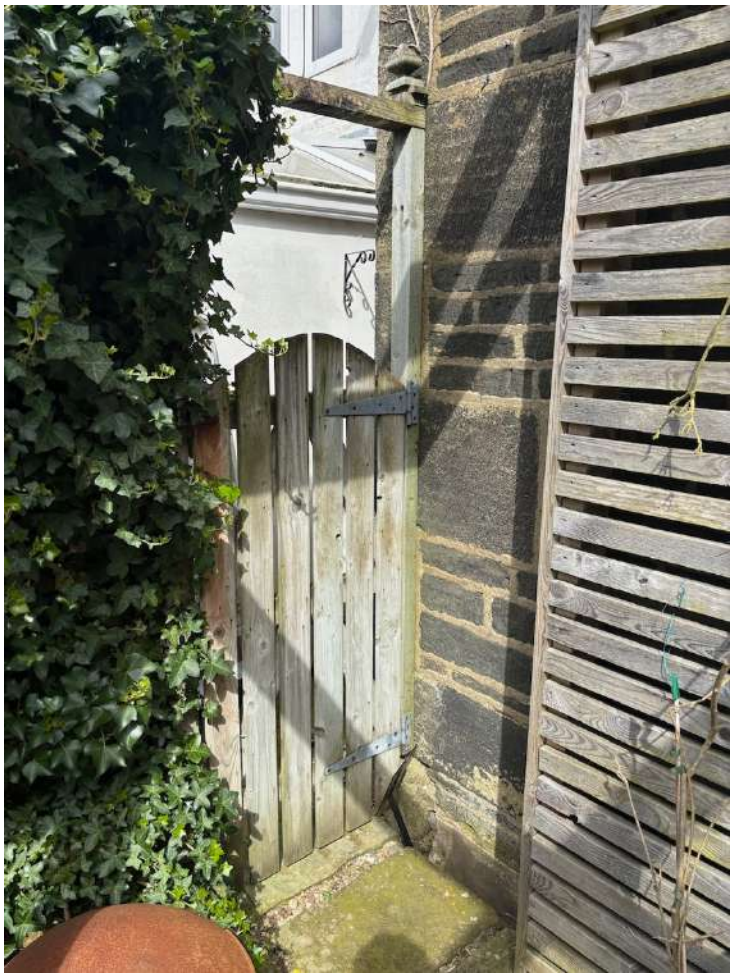


Figure 12: Existing location of gate in relation to application property

3.07. The revised arrangement maintains access for ongoing inspection, maintenance and repair of neighbouring properties whilst improving the functionality and privacy of the applicant's garden.

3.08. No changes are proposed to existing vehicular access arrangements.

3.09. There will be no alterations to the parking provisions of the site.

4. Relevant Planning History

4.01. 09 June 2010 - Listed Building Consent approved for installation of 2 conservation type rooflights and internal alterations to form bedroom (Within a Conservation Area) (2010/65/91227/W1)