DESIGN +ACCESS STATEMENT ;

September 2026

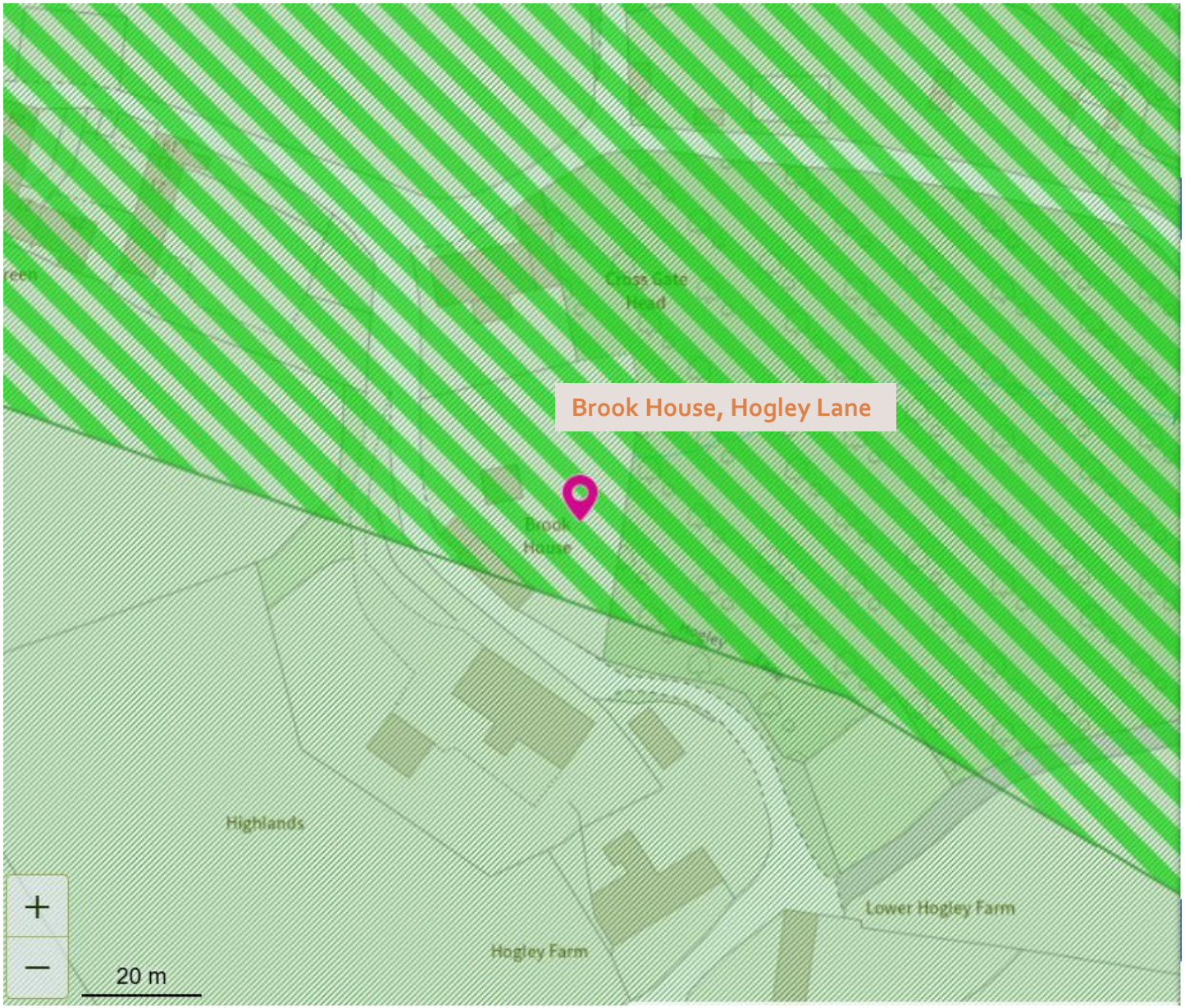




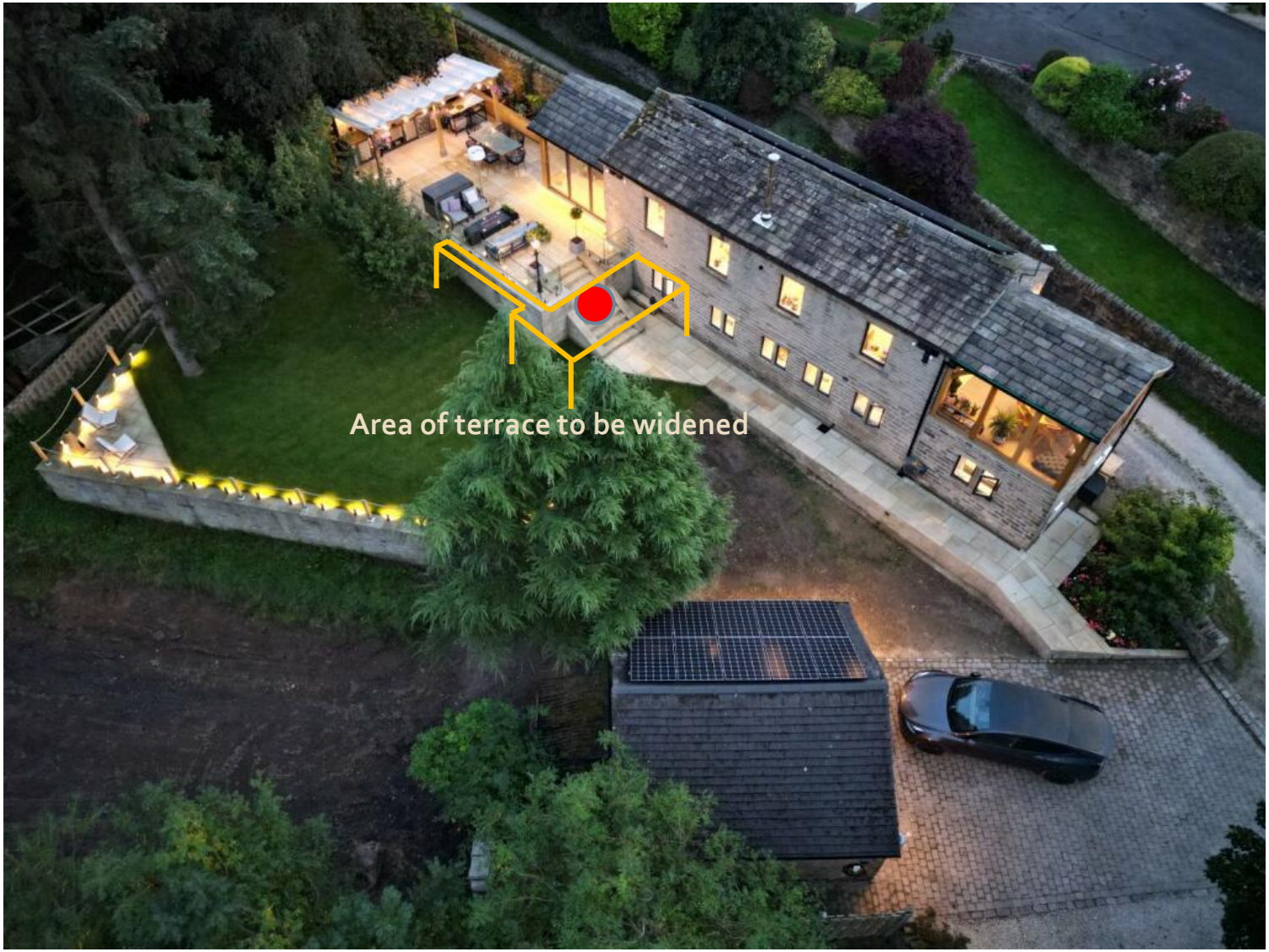


Proposed Widening of Terrace to Provide for Lower Ground Extension, Brook House, Hogley Green, Holmfirth, HD9 2QA

WOOD ASSOCIATES
architecture+interiors



Location Plan



The principle of this application is to provide a modest increase in residential accommodation whilst resulting in minimal impact on the host property. This is achieved in the loss of 1 of the existing windows at lower ground floor.

Widening of existing patio/terrace

Aerial View









View from lawn to terrace retaining wall to be widened

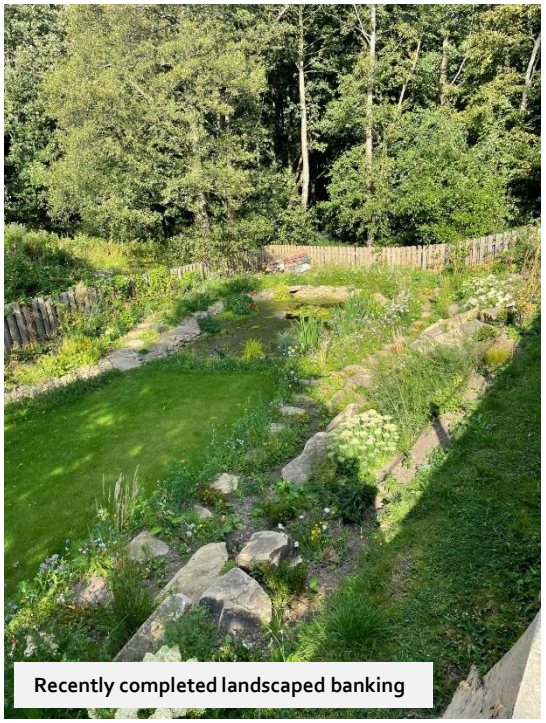
Site Photographs



Recently completed landscaped area



North-east facing to garage off Hogley Lane



Recently completed landscaped banking



South looking to terrace to be extended

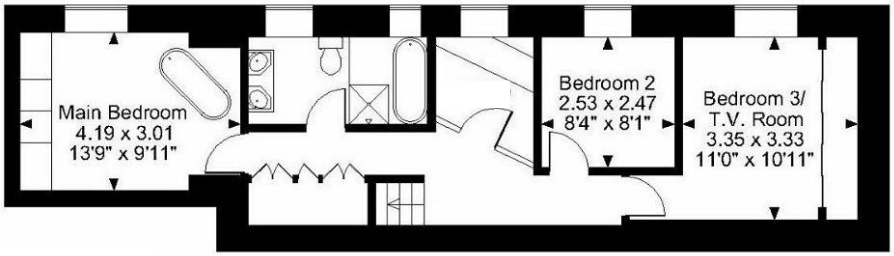
Landscape improvement works have been undertaken by the applicant

Site Photographs



Existing patio doors, terrace to be extended

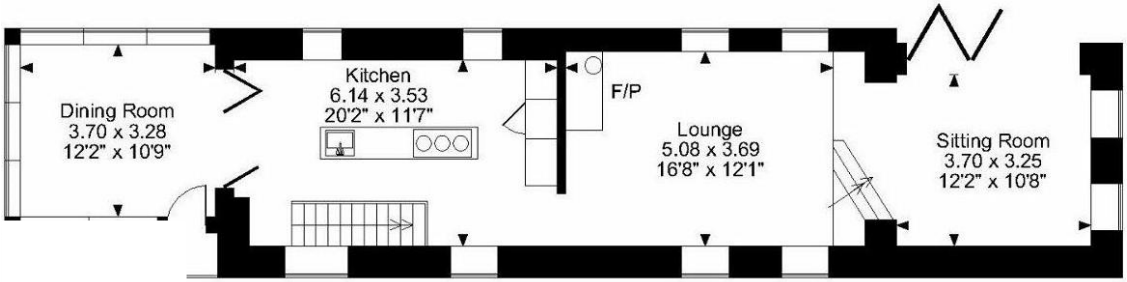
Existing Lower Ground Floor Plan



The current accommodation does not provide for home office space

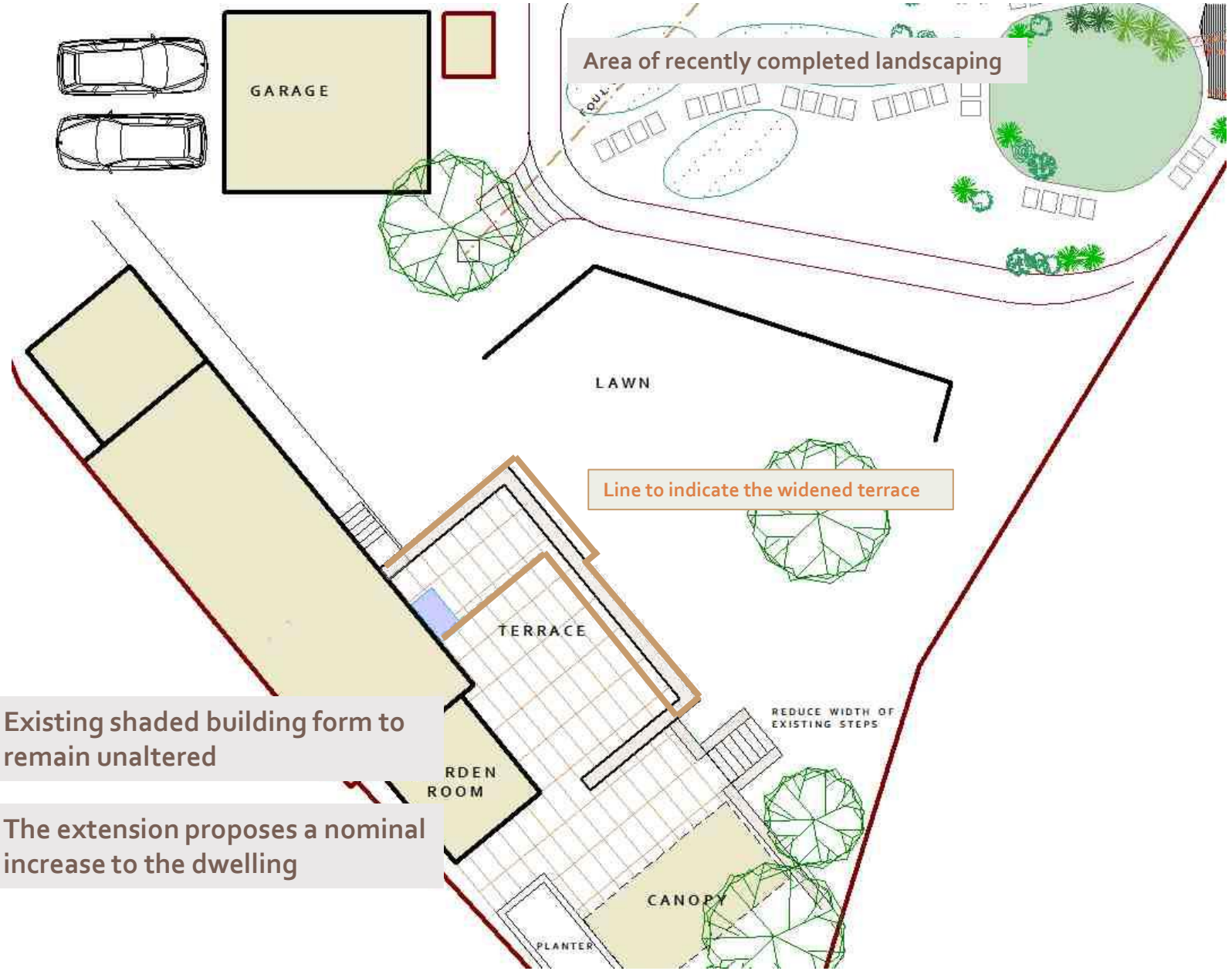
Existing Upper Ground Floor Plan

Patio doors to terrace

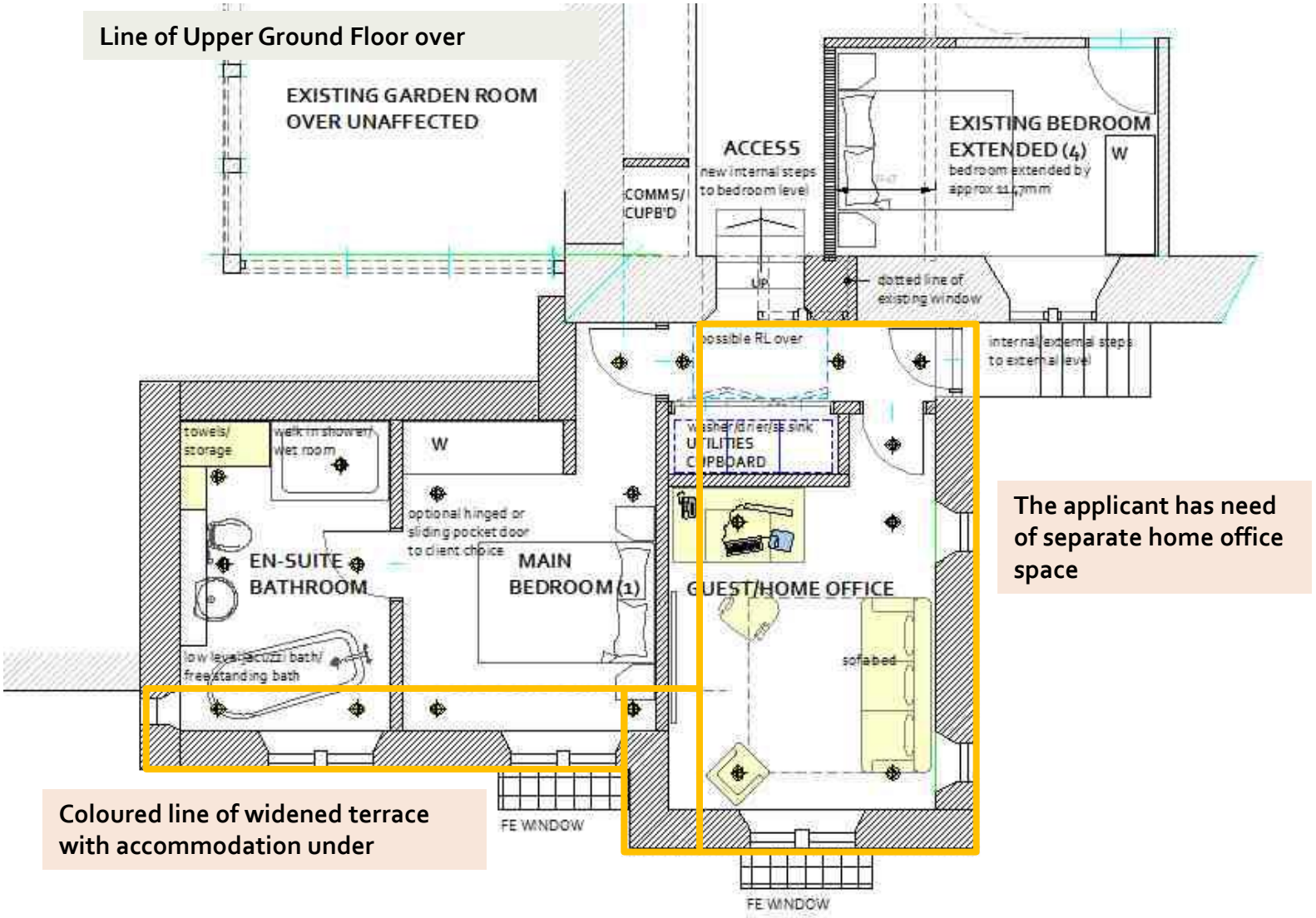


Front entrance

Existing Floor Plans



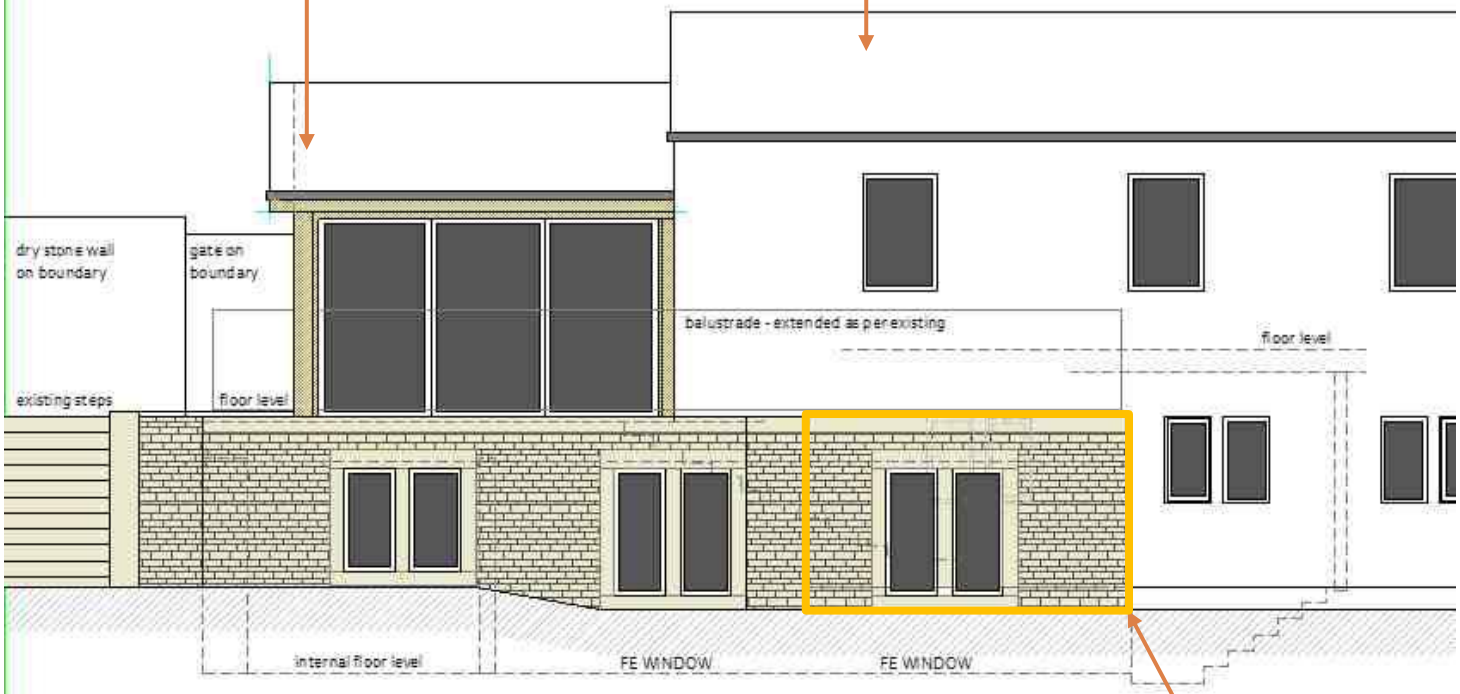
Nominal widening of existing terrace to provide for accommodation under **Site Plan - Use & Amount**



Amount. Proposed Lower Ground Plan; Under Widened Terrace

Existing roof with patio doors under

Existing roof with original barn walling under



Orange line to indicate the line of the widened terrace



Window shown to become new door to access under terrace accommodation



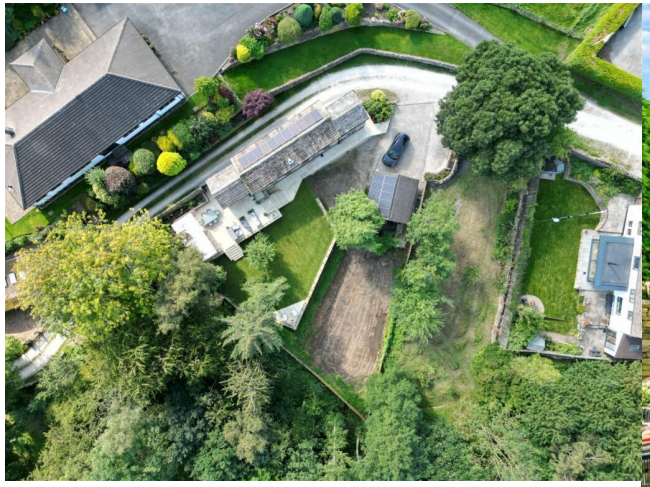
Terrace access stair to be removed

Proposed Elevation – North-East



Ashlar quoins and jumpers with tumbled York stone to be reused for terrace widening

York stone coloured porcelain tiles to be reused for terrace widening



Aerial view taken prior to landscape works



Proposal Materials