



DESIGN ACCESS AND HERITAGE STATEMENT

SUNNY BANK 84 BINNS LANE , HOLMFIRTH, HD9 3JU

OCTOBER 2026

CHANGE OF USE OF HOLIDAY COTTAGE TO REDISIDENTIAL DWELLING
WITH REFURBISHMENT AND EXTENSIONS TO EXISTING COTTAGE WITHIN 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 within the town of Holmfirth and is a detached holiday cottage located off Binns Lane, Holmfirth in the conservation area of the Village and adjacent to the Church St Johns which is a listed building, however the church building is some 127ft away and the boundary between the cottage and the churchyard having trees. The cottage has a front & rear courtyard/garden which can only be accessed through the house or via the steps that go down the side of the dwelling, the property has its own driveway and ample parking for cars.

This application seeks permission to change the use of what is now a Holiday cottage and turn this into a residential dwelling, works proposed are to improve the dwelling externally & Internally to add additional living accommodation & to make this into a family home with options to have it as 3 bedroom or 4 bedroom home dependant upon the layout chosen.

Design

In terms of the design, the proposals for the improvements are as follows, new single-storey extension to the front elevation, which incorporates a new entranceway into the dwelling and a Master bedroom with En-suite and dressing, Large open plan kitchen-dining-snug and utility with Wc, on the first floor levels, which take into account the fabulous views across the Holme valley. An internal staircase then goes to the ground floor to 3 bedrooms, and one bedroom with en-suite. The proposal involves minimally enlarging the footprint of this existing cottage. The design will be constructed using materials to complement the existing cottage with Coursed natural Stone, blue slate roof tiles and complimentary external landscaping. The overall design would be minimal and not cause any further disruption or harm to the conservation area it sits within and cause any detriment to the listed building that it sits next too.

Materiality

Areas of new stone will be natural stone to match the existing stone wherever possible and the patio flags done in Indian stone, which would be sympathetic to the cottage. The new windows and doors are proposed to be in either painted timber or Aluminium. The external areas and landscaping will be sympathetically done to be in keeping with the surrounding properties and additional lawned garden area will be created on the top level, to add further recreational space. On the ground floor, a formal stone boundary wall will be formed with the neighbours at no 78 Upperthong who are the owners of 84 Binns Lane and historically was an ancillary building to No. 78.

Access

The access to the property for vehicles will be kept as existing, there is existing off-road parking provided already and provides 4 no. spaces for 84 Binns lane, parking for No. 78 is provided as existing adjacent to no. 78 and has its own separate driveway and ample parking areas.