

Design & Access Statement

PROJECT TITLE

Proposed refurbishment works to existing Farmhouse comprising of
Two storey side extension, single storey rear, replacement first floor rear & new front porch
at Lower Chatts Farm, Cliff Hollins Lane, Oakenshaw, Bradford BD12 7ET

JOB NUMBER

1595

CLIENT

Mr & Mrs Jacobs

DATE

Oct 2016

Prepared By:

Cadvis3d
Architectural Design Services
237 Wakefield Road
The Towers
Lepton
Huddersfield
West Yorkshire
HD8 0DH

Tel: 01484 937123

Web: www.cadvis3d.co.uk

Email: info@cadvis3d.co.uk

1. Existing use of site

1.1 Existing site consists of detached farmhouse, converted barn (residential), stables, indoor equestrian arena and two further barns (one partly converted to residential and one used for storage).

1.2 The site is in a tired state and desperately in need of modernisation and investment.

1.3 Existing Farmhouse comprises of

Ground floor - Lounge, Dining Room, Summer room, Kitchen, Store, Bathroom, Office, Boot room and Store

First Floor – 4No. Bedrooms Bathroom and WC

1.4 The farmhouse has been previously extended to a poor standard

2. Proposal

2.1 The proposal is to demolish the existing single storey side extension and replace with a two side extension.

2.2 The existing rear flat roof first floor extension is to be swapped to a pitch roof in tiles to match existing forming a new gable wall at the rear.

2.3 The proposed two side extension will follow the eaves and ridge height of the existing farmhouse.

2.4 All materials are to match the surrounding properties with a mixture of stone and through colour render and tiled roof.

2.5 The proposed accommodation will comprise of:

Ground Floor – Family room (kitchen / dining / day lounge), Shower room, utility / boot room, new porch and entrance hall with storage, lounge / snug

First Floor – 4No bedrooms (2no. With en-suites) and family bathroom

3. Evaluation

3.1 The proposals replace a poorly construction existing extension. The existing house is in a poor state of repair and requires a complete refurbishment to bring it up to current standards.

3.2 The proposals will provide a family home, which will be fit for purpose.

3.3 It will not effect the openness of the green belt, as they utilise the existing footprint of the dwelling and is situated within the domestic zone of the site (see zoning plan)

3.4 The proposals are within the guidelines of development in the green belt.

4. Layout & Highways

4.1 Existing access and highways are unaffected by the proposals and there is more than adequate parking, etc.

5. Scale of Development

5.1 The overall scale of the development is in-keeping with the existing farmhouse and utilise the existing footprint.

6. Conclusion

6.1 We feel the development is in-keeping with its surroundings and does not detract from the area and both elements are within the NPPF guidelines.

End of Report