



Design Statement for Proposed Extension to Hey End Farm, Shaw Lane, Slaithwaite, HD7 5XA.

Introduction.

This design statement is to accompany a planning application for the proposed extension of Hey End Farm.

The farmhouse building (which is unlisted) is set high on the moors between Slaithwaite and Marsden. It is reached via Shaw Lane which is an unsurfaced track that leads South from the junction between Coal Lane and Old Ground. A small number of other isolated farmhouses are also reached via Shaw Lane. A public footpath runs along Shaw Lane and therefore close to the farmhouse.

The farmhouse is part of a cluster of buildings that are within its curtilage and which are currently used for the storage of agricultural equipment.

The house itself is rectangular on plan but with an indented section in the South-East corner. The long access runs almost exactly North - South. It is two storey and has a stone slate roof. The east elevation is built of roughly coursed sandstone, but the other three sides are finished with roughcast pebble dash render. This is partly to provide protection from wind driven rain on these sides but to also cover blockwork used in the external walls to a section of the house that was re-built prior to the Applicant's purchase of the property.

The ground floor of the house is set about 1metre below the level of Shaw Lane and is reached by a series of external steps that separate it from the outbuilding that is set towards the South.

This outbuilding has stone walls and a stone slate roof. There is a much larger outbuilding towards the East of the house and which is only about 2.5metres from it.

The main farm house, the two outbuildings, the steps and the connecting drystone walls create a sort of sheltered courtyard and which has views towards the South and West. This sense that there is a hidden space enclosed by the existing buildings is further emphasized by the fact that it is demarcated by a large area of paving and which is shown in the application drawings.

There is another single storey outbuilding at the side of Shaw Lane and about 20.0 metres to the south of the main house. It is unaffected by the proposals.



Aerial view of the main farmhouse, its outbuildings and the access along Shaw Lane.

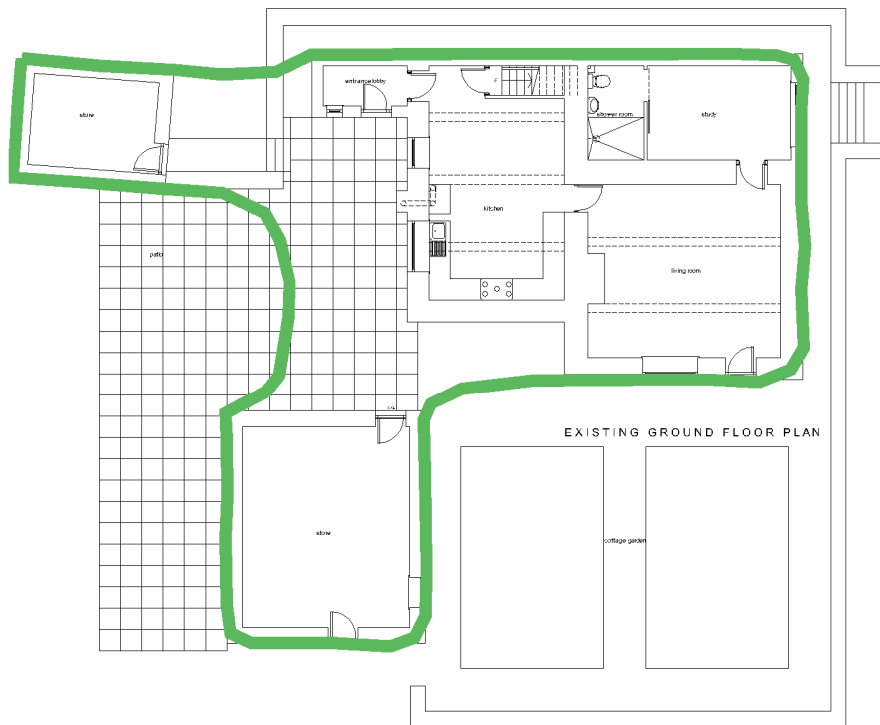
Proposals.

The applicants wish to extend the main farmhouse and carry out internal modifications to increase the amount of useable space and the general amenity of the existing and which is now antiquated and in much need of renovation.

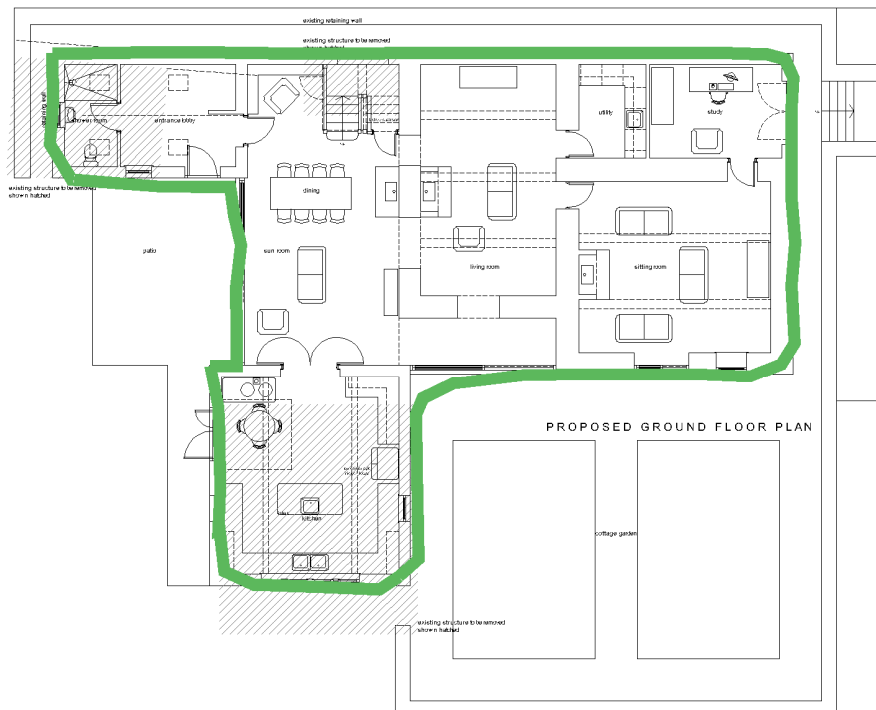
It is acknowledged that the property is set within The Green Belt and that therefore there are national and local planning policies that place limitations on the scale of extensions to the house and in order to maintain the openness of the surrounding countryside. For this reason and to comply with those policies, the proposed extension has three components:

- A single storey entrance area. This **replaces** an existing small single storey entrance lobby and the aforementioned outbuilding to the South but takes on a similar form (but smaller size) compared to the outbuilding. In addition, it is pulled further in toward the main house.
- A single storey kitchen area. **This replaces** the outbuilding to the East but is smaller.
- A two story extension attached to the South side of the house and which, at ground floor level, acts to connect the other two parts to the existing house.

This arrangement has been carefully designed and arranged so that the impact on the openness of the Green Belt is minimal.



Existing plan: bold, green line shows general impact on The Green Belt.



Proposed plan: bold, green line shows general impact on The Green Belt

Furthermore, until the 1970's, there was a greater number of outbuildings associated with the farmhouse a number of which have been demolished and which are shown in the photograph below.

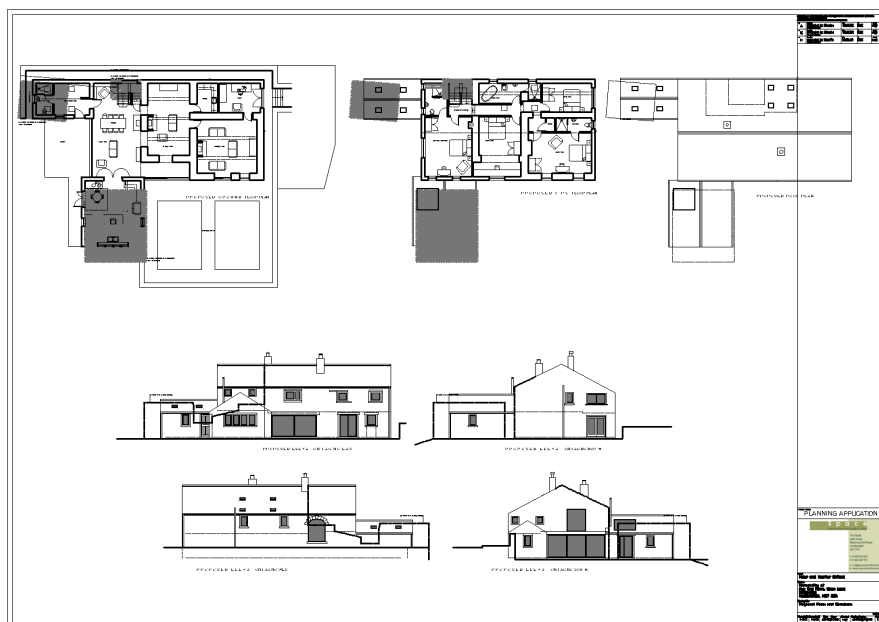
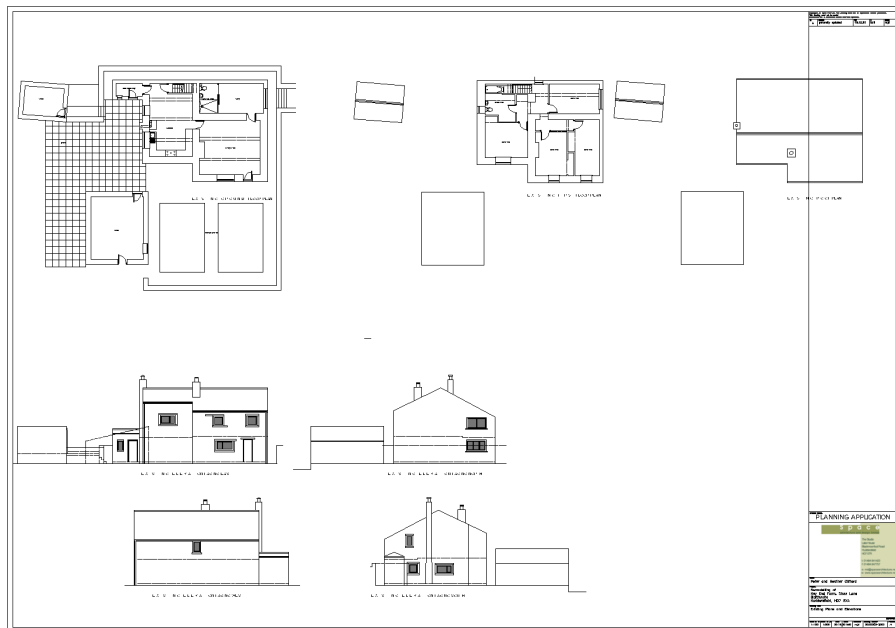


1970's Aerial view of the farmhouse showing outbuildings

The 'entrance' extension and the 'kitchen' extension will have coursed sandstone walls and natural stone slate roofs. The two storey section will have external walls faced will be faced with proprietary self coloured render (the existing pebble dash render on the remainder of the house will be removed and replaced with render to match). It will also have a natural stone slate roof.

The windows to the stone sections will be generally quite small and to tie in with the existing house. The windows to the rendered section will be larger and to afford views over the moors to the South. There will be a large window in the West elevation, with the new staircase to the inside and which will have an arched head with sawn stone voussoirs.

Some of the existing window openings will be slightly adjusted and where required, rebuilt and to incorporate new heads and sills where the existing have split or are inadequately sized.



Conclusion

The applicants and architect have developed the design carefully in order to create a design for the proposed extension that both in terms of its mass and external materials strives to comply with Planning policy and seamlessly match in with the host building and the wider surroundings.