

DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY EXTENSION OF CHOPPARDS HOUSE FARM

Choppards House Farm
Choppards Lane
Holmfirth HD9 2DA



PREPARED BY:

Holme Architecture
17a Chapelgate
Scholes
Holmfirth
HD91SX
Matt Cromack

OVERVIEW

Choppards House Farm is a 4 storey solid stone walled house in the hamlet of Choppards. The land in front of the house falls away to the valley bottom so access to the house is via a raised terrace, constructed from random coursed stone with buttresses.

The applicants property includes the garden to the side of the house at 240m² and 2 fields in front of the house at 4400m².

The house shares an internal party wall with Little Owl Barn to the rear of the property. The applicants garden also shares a boundary with the garden of Little Owl Barn.

The occupants of Little Owl Barn have been consulted by the applicant prior to planning being submitted.

The proposed development site sits to the side of the house away from the road. It is currently access from a metal stair down from the raised terrace. It is bounded to the rear by a dry stone wall retaining the higher garden of Little Owl Barn for much of the site.

THE PROPOSED DEVELOPMENT

The proposed development comprises a single storey side extension at lower ground floor level to form home studio and office. As well as providing the accommodation needed at lower ground floor/basement level the roof of the proposal will provide a roof garden accessed from the ground floor kitchen and from the raised terrace, with steps down to the garden replacing the existing metal steps.

The new studio and office will be accessed from the cellar of the existing house, with sliding doors at the front giving light and providing direct access to the garden. The existing cellars will be used for storage as part of the proposed scheme. No WC or kitchen facilities are to be included in the scheme as all foul drainage is at the higher ground floor level.

The front elevation of the extension aligns with the existing raised terrace at the front of the house which currently provides access to the front door at ground level. The extension is designed as an extension of this terrace in scale, form and material. The main part of the scheme, adjacent to the existing house, is clad in coursed natural stone, but this changes to timber cladding to the smaller left hand side part of the scheme, where the front elevation steps back creating space for the steps to be integrated into the design.

The proposed studio will be 3 steps lower than the existing cellar, and 350mm below the level of the existing garden. The lower floor allows for 2.35m internal ceiling height and allowance for structure and green roof build up, while still being lower than the level of the kitchen at ground floor. The reduced floor level also reduces the impact of the development on the garden of Little Owl Barn, with the bulk of the scheme hidden by the existing retaining walls, as well as the existing planting in the neighbours garden which will be unaffected. Where the retaining walls reduce in height away from the house the accessible

roof garden changes to a Sedum clad roof accessed only for maintenance, minimising overlooking of the neighbours garden. The Sedum clad roof also will also be 300mm lower due to the reduced growing medium for Sedum.