JULY 2022

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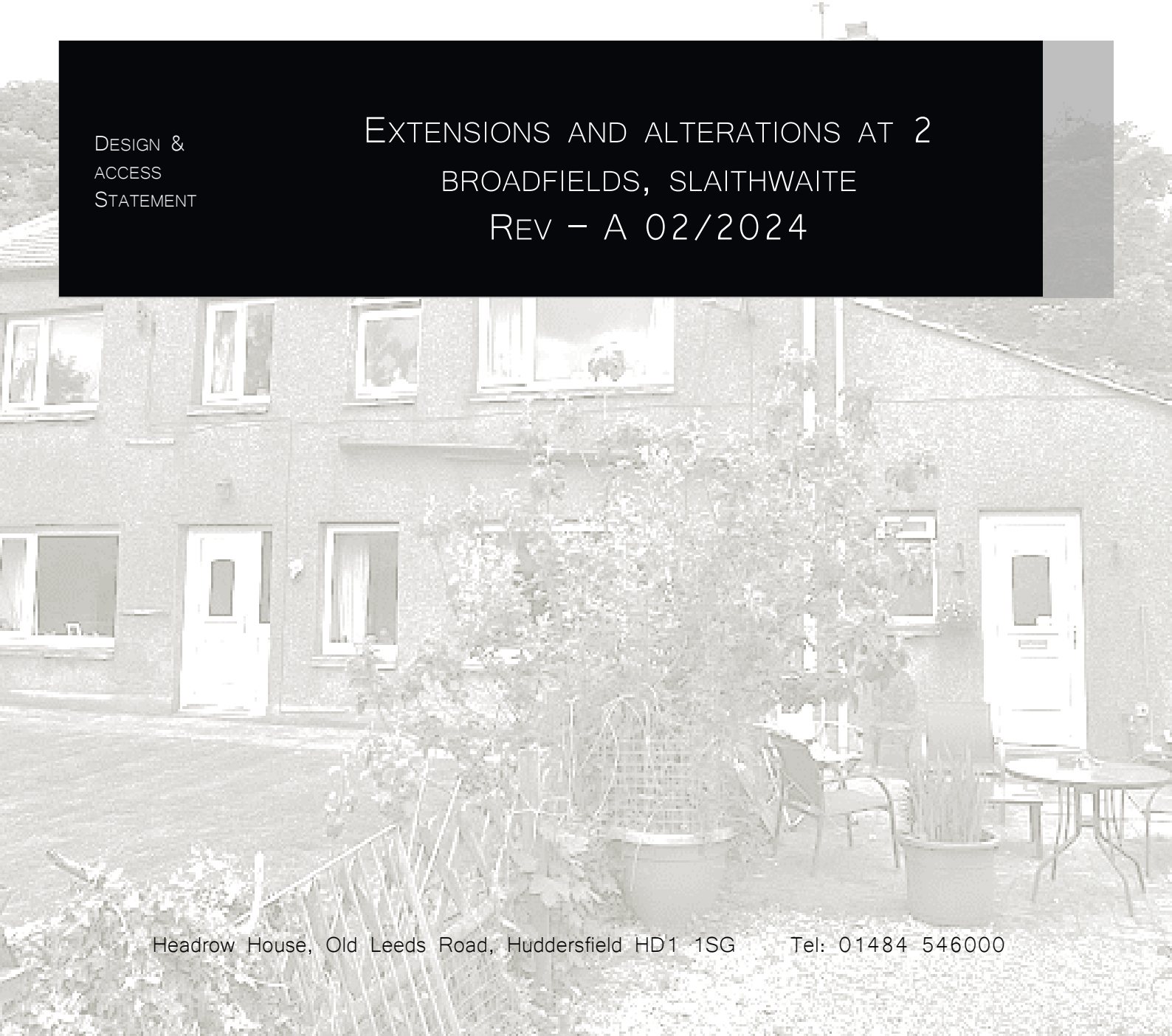
Designers & Architects

Design & access Statement

Extensions and alterations at 2 broadfields, slaithwaite

Rev – A 02/2024



Headrow House, Old Leeds Road, Huddersfield HD1 1SG Tel: 01484 546000

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SECTION 1: INTRODUCTION

1. This design and access statement has been prepared in support of an application for the erection of extensions and alterations to an existing dwelling known as 2 Broadfields, Slaithwaite.

2. This statement sets out the constraints, design opportunities and rationale behind the design and drawings which have been submitted as part of the application.

SECTION 2: BACKGROUND AND SITE DESCRIPTION.

3. The site has been occupied for a substantial period. The earliest mapping available shows the site occupied by a row of terraced dwellings with lean to buildings. As per the 1892 OS map. (figure 1 below.)

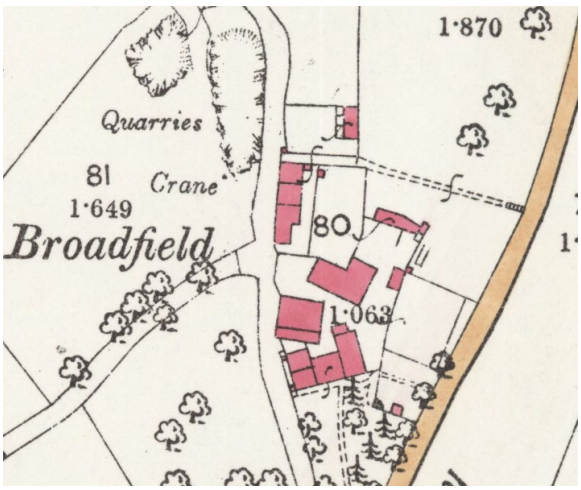

Fig 1 1956
OS extract

4. The dwelling retains its form throughout later OS maps and is shown as a single mass block in the 1956 OS map (fig 2 below)

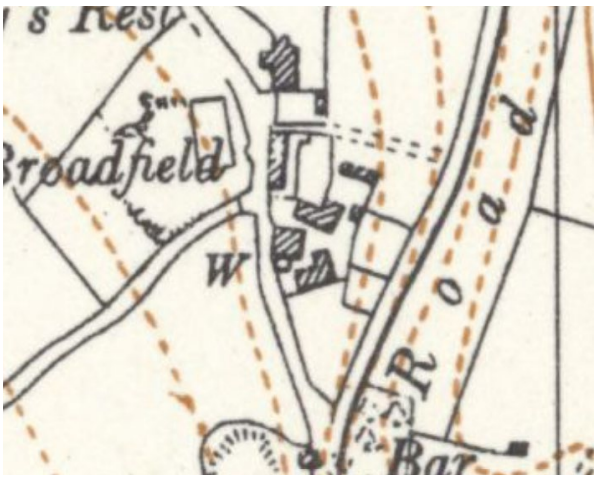

Fig 2 1956
OS extract

5. The site has a public right of way to the north (COL/121/40) as per figure 3 below.

FIG 3

Line of PROW

6. The site is surrounded by
   North – A small semi enclosed paddock with a dilapidated field shelter with woods.
   East – There is substantial modern dwelling, with views of the valley beyond.
   South – A small hamlet which features some grade 2 listed properties.
   West – Tanners road, and woods beyond.

7. The site is currently in a poor state and in need of considerable renovation work to bring the existing dwelling up to modern standards. The house features a substantially built stone dwelling, with two single storey wings, which are shown on historic maps. The house has been rendered in the mid 20th century, and finished with pebble dash with a cement colour finish. The pebble dash is in poor condition and requires attention.

8. The site boundary comprises mostly stone walls, which are generally over 1.8 metres in height. The boundary walls to the east and south screen the property from the adjacent houses. The house abuts the highway and forms the boundary to the west.

9. The existing surrounding properties are predominantly 2 storeys with some featuring attic conversions. The properties have varying ridge levels. There is a mixture of both modern and traditional buildings.

10. The listed buildings adjacent the property comprise a refurbished farmhouse and a converted barn, which now forms 2 dwellings. The listed buildings are listed as below –

Barns to Broadfields Farm - *C17. Coursed rubble. Large quoins. Pitched stone slate roof. 1/2 storeys. East gable has: Dovecote in apex. Various large openings and small ventilation slits (some blocked). Small doorway with large quoins and chamfered reveals and large lintel with Tudor Arch. West gable; Back to earth at ground floor level. Small openings in apex. Large doorway with stone surrounds. North elevation has continuous outshut extension with large central doorway with large quoins.*

Broadfield Farmhouse - *Late C17 orogin (datestone on 3 Broadfield Farm) with mid C19 alterations. Farmhouse hammer dressed stone. Quoins. Pitched stone slate. 2 ashlar stacks. Moulded footstones. 2 storeys. East elevation has: Entrance within modern porch. One 3-*

light and one 5-light stone mullioned window, double chamfered. Two 2-light stone mullioned windows, of later date, to right. North gable has: Recent lean-to single storey extension to ground floor; former 2-light stone mullioned window (blocked) to first floor.

The listed barns sit behind a large stone wall and are well screened from the dwelling and application site. The listed buildings are typical in their vernacular construction and have been sensitively converted, with large areas of elegant glazing to the former barn openings.

11. The image below shows the sun path and immediate constraints, as well as the views which have been a key influence on the design.

SECTION 3: ACCESS

12. The site sits off Tanners, which links to the B6109 Varley Road, which travels north to Lewthwaite.

13. An hourly bus services are available on the B6109 to Holmfirth and Slaithwaite on the 335 Route.

14. The site has a PROW to the north as stated above and shown in fig 3.

15. The proposed driveway is retained in the existing location, with a replacement garage shown in the same location on the site to the existing garage.

16. The new front door will feature a low-level threshold, and all external stairs will be 'easy going' in line with part M to allow for inclusive access to the property.

SECTION 4: LAYOUT

17. The proposed extensions to the house have been designed to be hidden where possible from the roadway and reveal themselves when people visit the house.

18. The single storey elements reflect the massing, and location of those approved under an earlier certificate of lawful development.

19. The main element of the proposal is the creation of a part single and part double storey extension. This extension has been placed to the north of the site away from the listed buildings to minimize the impact upon them. The shape of the proposal is traditional in style, featuring a double pitched roof.

20. The proposed layout includes the demolition of the northern single storey wings which will be rebuilt as a two-storey element to allow for the creation of a new master bedroom space. The two-storey element has been placed to the north to keep it away from the listed buildings to avoid any impact on their setting.

21. The proposal includes the reconstruction of an existing dilapidated garage which will allow for two modern cars as well as bicycles to be securely stored.

22. The proposal has been designed to maximize the retention of the existing building and enhance its character by brining more light into the house.

23. The proposed layout creates a flexible modern living space which introduces more natural light to the dwelling and allows the residents to take advantage of the magnificent views of the valley.

SECTION 5: SCALE & APPEARANCE

24. The proposal sees the existing dwelling completely refurbished which allows the retention of its character, including a large stone fireplace and exposed timber trusses to the first floor.

25. The pebble dash will be removed as part of this application allowing the original stone to be exposed and repointed with lime mortar. Due to the house being altered to allow for modified fenestrations in the mid 20th C there is a chance some areas of masonry will be beyond repair and as such new render has been shown. This allows the client to expose the stonework where possible however having new render as a fallback. It is not possible to ascertain where these areas will be until work starts.

26. The new extension is to be finished in natural timber cladding with a partial zinc roof as shown on the accompanying plans. The selection shows a subtle yet contracting pallet to the main house and defines the separation of the existing house and the proposed enlargement.

27. The proposed replacement extensions are finished with pitched roofs to retain the traditional appearance from the roadside. The rear element of the extension is to be finished in zinc. The image below shows the proposed material pallet in a similar context which complements the host dwelling. (image credit Velfac UK Ltd)

28. The proposed extensions fit the scale of the host dwelling. The proposed rear double storey extension is positioned to the north to give minimal impact, with the ground floor projection being smaller than that approved under the certificate of lawfulness.

29. The proposed glazed entrance vestibule has been positioned on the rear of the house and created a definitive break between the old and new fabric.

30. As part of the development of the property, the existing prefabricated concrete garage is to be demolished and replaced with a new stone-built garage. The scale of the garage has increased to allow the garage to house two cars as well as bicycles.

31. As part of the development the existing stables, sheds and polytunnel on site are to be removed.

SECTION 6: LANDSCAPING

32. The proposed development sees the retention of the garden space which will be turfed and have planted borders.

33. The existing driveway will be retained and slightly enlarged to allow for the larger garage.

SECTION 7: CONCLUSION

34. The proposed development sees a dilapidated dwelling within the green belt restored and enhanced. The removal of the pebble dash allows for the exposure of the original stone which will be re-pointed with a lime render where the stone is in a fair enough condition. This exposure of stone will help compliment the setting of the listed buildings.

35. The proposed development on the road side sits on the footprint of the existing dwelling and reflects the styling and detailing of the local environs. The proposed contemporary element of the scheme is to the rear, and is concealed by virtue of the tall boundary walls.

36. The scheme has been designed to create a clear visual break between the existing dwelling massing and the proposed contemporary elements.

37. The proposal creates a well scaled considered set of additions to this dwelling, to form a forever home for our clients in the local area. The design is articulated and responds directly to its context.

38. We trust that all the information presented within this document, as well as the other information submitted with the planning application, allows you to grant planning approval on this site.

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Written - JF | Checked - HG