



Design and Access Statement (revA)

Project No: WF-0071
Client: Mr Kirshaw
Address: The Lodge
4 Beaconsfield Farm
Wakefield
WF4 4BP

The project is to create a single storey side / rear extension to the existing house. The client intends to utilities the car parking area to create the extension.

Introduction.

This statement has been produced by CK Architectural Yorkshire Ltd in conjunction with the client in support of the Full Planning submission for the above and below described works.

To improve the client's movement and standard of life within the house they wish to create the additional room to give them additional space and improved access. The project will also allow the client to enjoy the views to the rear of the house.

Scope of works

- Create new single storey rear / side extension
- Create improved access within and around the house

Drawings with the application

- WF-0071-PLN-001-A - Site and Location Plans
- WF-0071-PLN-002-B - Floor Plans and Elevation as Existing
- WF-0071-PLN-003-B - Floor Plans and Elevation as Proposed

Change of Use of Land

The classification of the land which the extension will be located on is currently used as car parking for the existing house. Originally this land was classed as agricultural but the client has purchased it and used it for domestic use for greater than 10 years. The client has provided evidence of this use to help the application for the change of use from agriculture to domestic / dwelling curtilage.

Character of the House.

The stone brick former farm buildings are now used as dwellings. The house has a rural appearance which will be respected in the design of the new extension. The new extension will copy the materials, aesthetics, size etc of the existing house to ensure it simply replicates the existing house.

Restaurant Refurbishment on adjacent site.

Following many years the adjacent derelict restaurant has been given approval to re-open with new refurbishments works. The client new extension will be located short of the main rear window of the restaurant to ensure no views are blocked from the restaurant. The roof is pitched in front of the high level kitchen window which ensures daylight still gets to the kitchen.

Disability Access to the House

To improve the client's movement and standard of life within the house they wish to create the additional room to give them additional space and improved access around the house. It is seen that the extension will assist with the client's wellbeing in the future by giving improved access / freedom within her own house.



Photo of existing rear of house.



Photo of existing rear of house.



Photo of existing rear of house.



Photo of existing rear of house and adjacent derelict restaurant..

Conclusion

The application seeks full planning approval for the works to the existing site as described by the enclosed drawings, reports and design statement.

The application shows that the client is keen to ensure the rural character of the site is retained during the project and enhances the house and the internal access issues.

With all this in mind, it is hoped that this submission / proposal will be well received and will achieve the support of the planning team.