ONE17 DESIGN

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Design & Access Heritage Statement

Project: Extensions and Alterations at

Uplands Cottage, Timothy Lane, Batley, WF17 0AJ

Job No. 3688

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This Statement must be read in conjunction with the full planning application documents and drawings. Illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

1. Introduction

1.01 This document has been prepared to support an application for planning permission for works to Uplands Cottage, a private dwelling off Timothy Lane in Batley. The property resides within the Upper Batley Conservation area.

1.02 Uplands Cottage is a small detached property which originally formerly served as a secondary residence to The Uplands adjacent, a notable 19th-century estate and representative of a type found within the district. The land surrounding The Uplands has long since been subdivide with several more modern residences built within the original grounds. Uplands Cottage's 'plot' occupies the whole West boundary of the original site.

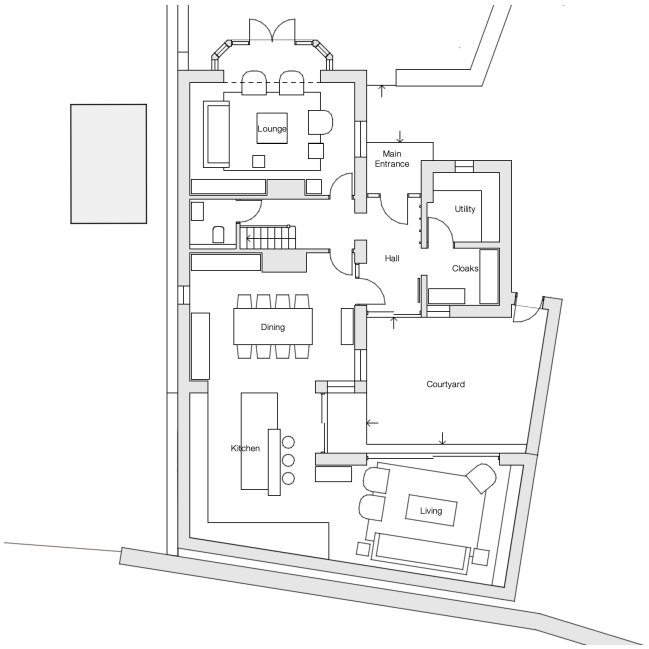
1.03 Uplands Cottage is set well back from the main road and from the adjacent properties that front Timothy Lane. As such the proposal are not overlooked by anyone other than Uplands opposite which has it itself had upgrades and extensions in recent times to bring it up to modern living standards.

1.04 Uplands Cottage is constructed in local natural stone with rendered gable ends, under a pitched slated roof it enjoys an envious location at the end of a long driveway off Timothy Lane in Upper Batley. The drive also serves a number of other properties, including The Uplands, Uplands House and 'The Back' The Uplands.

1.05 Uplands Cottage has had numerous small additions over the years, making if a quirky but convoluted internal layout especially the cantilevered bay at first floor which serve little or no purposed internally. To the ground floor the conservatory to the East is the main entrance to the dwelling which is neither obvious nor welcoming, overlooking the shared driveway.

1.06 To the North of Uplands Cottage is a 60m long walled garden alongside the entrance driveway, with open parking hard standing to the West and a small courtyard hard standing garden to the South. Adjacent the South West boundary wall is a single storey utility room / storage extension and a modern sectional concrete single garage to the South East Corner.

1.07 The proposals seek to improve the usability and living privacy of the existing dwelling which currently has all of its amenity space open and visible to the neighbour and their visitors. The formation of a walled courtyard to the south, create an inward looking private space whilst providing a modern family living space.



Proposed Ground Floor

2. Amount

2.1. The application site has an area of 980 sq. m (0.098 ha).
The existing dwelling has a ground floor area of 69m^2, a first floor area of 59m^2 and a second floor area of 12m^2 with a garage area of 11m^2.

The proposed scheme has a ground floor area of 124m^2, first floor of 71m^2 and a second floor area of 29m^2.

3. Scale

3.1 The alterations to the host dwelling include a single storey rear extension to form open living space at ground floor and a two storey side extension (lower and subservient to the host dwelling) to creating 4 bedrooms of a more usable size at first and second floors, befitting of a detach dwelling on a plot of this size.

4. Design

4.1 The proposals seek to make amends for the modern interventions. The new external walls are to be constructed from a regular coursed reclaimed blackened or tumbled and dyed new, local natural stone to match the original host dwelling, with natural slate roofs and painted timber windows in place of uPVC.

4.2 To the North Façade the off-centre single storey uPVC bay with be replaced with an Ashlar bay window, both better proportioned and symmetrical to the gable end.



Visualisation of Main Entrance (Surrounding vegetation indicative only)

4.3 The side extension, whilst subservient to the host dwelling provides vital accommodation and a defined Main Entrance on approach to the dwelling.

5. Landscaping

5.1 A small private courtyard is formed to the rear and rather than the main living space and conservatory looking out onto parked cars. Parking is relocated North of the dwelling further down the existing drive. The main outdoor amenity space is maintained adjacent to the house, accessed from the formal lounge to the North via the gable bay. The lower garden down to the road to remain as is. To the South the first floor of the Dwelling looks out over open school playing field within the grounds of Upper Batley High School.



6. Access

6.1 The long driveway is accessed from Timothy Lane which is a continuation of a loop road off the A652 Bradford Road to the North of Batley centre. It is on a regular bus route to Batley / Dewsbury Station and is 5 minute drive from Batley Train Station.

6.2 The new parking drive is wide enough for 3 cars with provision for vehicular turning within the driveway with the ability to exit the drive in a forward gear.