DESIGN AND ACCESS STATEMENT

Property: Yew Tree Hall, 13 Leeds Road, Mirfield, WF14 0BY
Proposal: Proposed rear extension, rear dormer and alterations to existing barn entrance
Heritage Status: Grade II Listed Building
Prepared by: The Yorkshire Architect

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for alterations and extensions to Yew Tree Hall, 13 Leeds Road, Mirfield, a Grade II listed building.

The proposals have been carefully considered to ensure that the character, appearance and architectural integrity of the existing historic building are respected and preserved. The intention is to sensitively improve the existing accommodation, enhance its relationship with the rear garden and introduce additional natural light, whilst retaining the traditional character and appearance of the property.

The design approach has been led by the existing building, its architectural features and the importance of ensuring that any additions sit comfortably alongside the historic fabric.

2. Site and Existing Building

The application relates to Yew Tree Hall, a Grade II listed property situated on Leeds Road in Mirfield. The building has an established historic character, with traditional architectural features and an existing barn element forming part of the property.

As a listed building, particular care has been taken in developing the proposals to ensure that the alterations are sympathetic to the existing structure and do not detract from its architectural or historic significance.

The proposals have been designed to complement the existing building through the use of appropriate materials, restrained detailing and a considered approach to the scale and positioning of the new additions.

3. Proposed Development

The application seeks permission for the following works:

<u>3.1 Proposed Rear Extension</u>

A new extension is proposed to the rear of the existing property to provide improved internal accommodation and create a more functional relationship between the internal living spaces and the rear garden.

The extension has been designed to sit sympathetically against the existing building, taking design cues from its traditional character and material palette.

White render is proposed to the extension walls to complement the existing rendered elements of the property. A timber-effect canopy, incorporating faux timber beams, is proposed to provide visual interest and introduce a traditional architectural detail that reflects the character of the existing building.

The canopy has been carefully incorporated into the design to soften the appearance of the extension and create a more sympathetic transition between the historic building and the new addition.

The overall intention is to provide a contemporary improvement that remains respectful of the building's historic character.

3.2 Proposed Rear Dormer

A dormer window is proposed to the rear roof slope of the existing barn.

The purpose of this alteration is to introduce additional natural daylight into the existing barn accommodation, which currently has limited natural light. The proposed window will significantly improve the usability and internal environment of this space.

The dormer has been positioned on the rear elevation to minimise its visual impact on the principal public-facing appearance of the listed building.

Its design incorporates stone finishes to match the existing walls, with black roof tiles to complement the existing roof covering. The detailing and materials have been selected to ensure that the dormer sits comfortably within the existing roofscape.

In addition to improving natural light, the new window will establish an improved visual connection between the internal accommodation and the rear garden, allowing occupants to enjoy views across the garden and towards the front of the property.

3.3 Alterations to Existing Barn Door

No significant alterations are proposed to the principal front elevation of the building.

The only proposed change to the front is the replacement of the existing solid barn door with a timber-effect glazed entrance door.

This alteration will retain the traditional appearance and character associated with the existing barn entrance whilst allowing additional natural light into the internal space.

The timber-effect finish has been selected to maintain a sympathetic relationship with the existing building and avoid the introduction of materials or detailing that would appear out of keeping with its historic character.

The proposal is therefore considered to be a modest and carefully considered alteration to the front elevation.

4. Design and Heritage Considerations

The design has been developed with particular regard to the listed status of the property and the importance of preserving its historic character.

The proposals seek to achieve a balance between the sensitive adaptation of a historic building and the practical requirements of modern residential living.

The principal design considerations are as follows:

- **Respect for the existing building:** The proposed works have been designed to complement the existing architectural character, rather than compete with or dominate the historic building.

- **Sympathetic materials:** The use of stone finishes, white render, black roof tiles and timber-effect detailing has been carefully considered to complement the existing building.
- **Limited changes to the front elevation:** The principal front appearance will remain largely unchanged, with only the replacement of the existing barn door proposed.
- **Rear-focused alterations:** The main additions are located to the rear of the property, allowing improvements to be made whilst limiting their impact on the principal public-facing elevation.
- **Retention of character:** The timber-effect canopy and traditional material references help to ensure that the new extension sits comfortably alongside the original building.

The proposals have been designed to enhance the functionality of the property whilst maintaining a clear appreciation of its historic character and architectural identity.

5. Access

The property will continue to be used as a private residential dwelling, and no change of use is proposed.

The existing access arrangements to the property will remain unchanged. The proposed development does not seek to introduce any additional access points or alter the established approach to the building.

The internal alterations and extension will improve the functionality and circulation of the accommodation, providing more practical living spaces for the occupants.

No significant changes to the external access arrangements are considered necessary as part of the proposed development.

6. Conclusion

The proposed development represents a sensitive and considered approach to improving the existing residential accommodation at Yew Tree Hall.

The rear extension, incorporating a timber-effect canopy, has been designed to complement the character of the existing building through appropriate materials and traditional detailing. The rear dormer will introduce much-needed natural light into the existing barn and improve the relationship between the internal accommodation and the rear garden.

The front elevation will remain largely unchanged, with only the replacement of the existing solid barn door with a sympathetic timber-effect glazed door proposed.

The proposals have been developed with the listed status of the property firmly in mind, seeking to preserve its architectural character whilst allowing it to continue to function as a comfortable and practical modern home.

It is therefore considered that the proposed alterations provide a sympathetic and proportionate enhancement to the property, respecting its historic character and contributing positively to its ongoing residential use.