



Design and Access Statement for the erection of a part two storey - part single storey side extension, a single storey rear extension and a single storey porch to the front of Gardeners Cottage, 19 Hall Lane, Chapelthorpe, Wakefield, WF4 3JE.

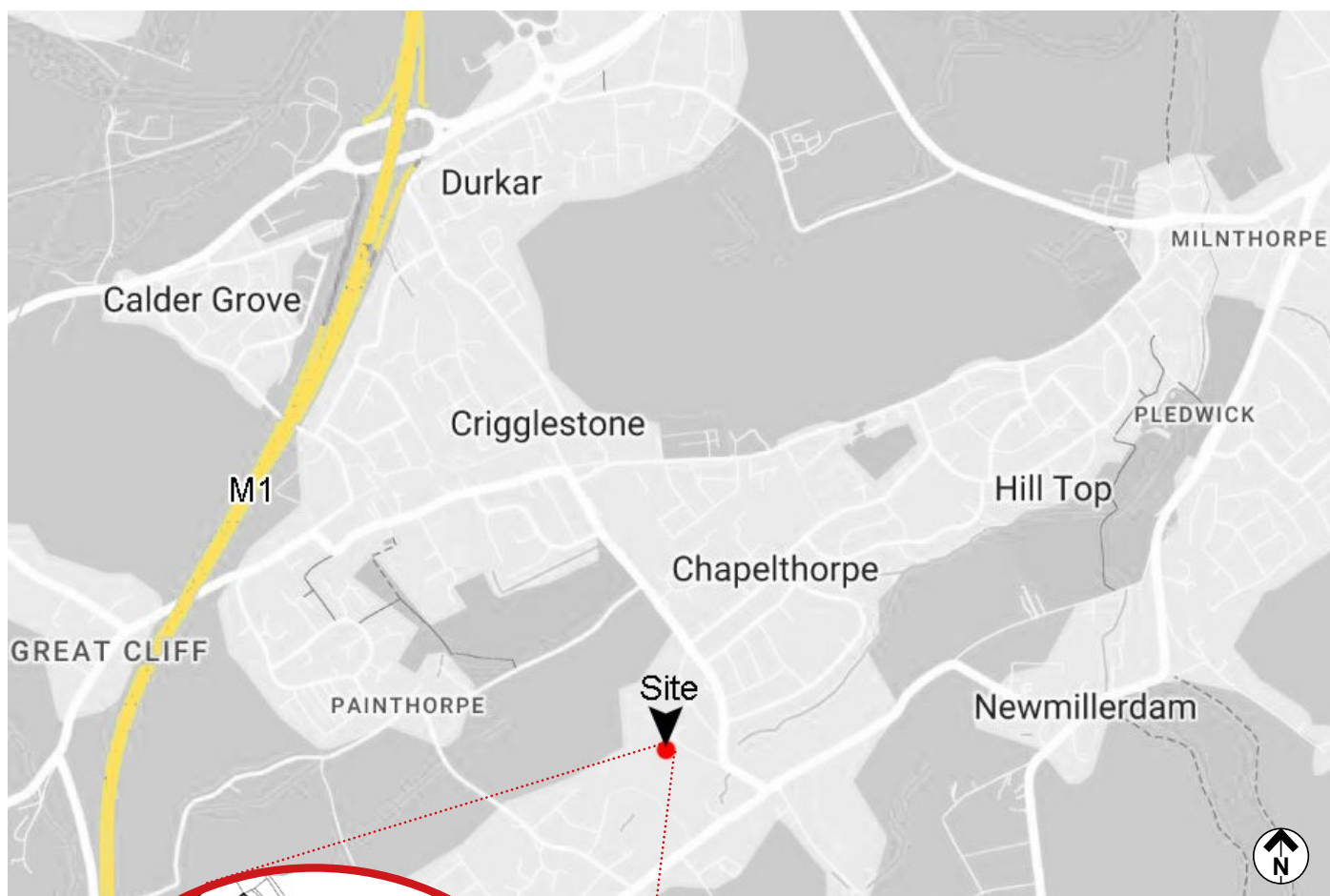
Introduction

This DAS has been prepared on behalf of Mr Barker and Miss Hartley, in support of a householder planning application which seeks approvals for the creation of a part two storey - part single storey side extension, a single storey rear extension and a single storey porch to the front of their Cottage.

Site Location

The applicants existing semi-detached Cottage is located within the Chapelthorpe conservation area, Wakefield and the site is situated within greenbelt land. The plot is 0.0465Ha (465m²) and the existing Cottage is set back from Hall Lane which connects through to Church Lane.

The application site is positioned approximately 0.5km west of Newmiller Dam, 600m north of Hall Green and circa 1.6km south of the junction 39 of the M1 motorway. The Chapelthorpe hall lies 100m north of the site at the end of Hall Lane.



The existing property is bounded to the north-west by an adjoining two storey stone cottage at number 21 and a single storey red brick bungalow to the south-east (number 17A).

The bungalow plot is separated from the application site by an access road which serves a large new build detached dwelling at number 17B to the south-west. The Old Surgery is east of the site which was re-purposed as Flats.

Existing Property

This modest stone built cottage was originally part of the Chapelthorpe Hall Estate. It later housed a family who used the then adjoining land to run a market garden.



**Photograph 1- View looking south-west
(Front Elevation)**



**Photograph 2- View looking north-east
(Rear Elevation)**



**Photograph 3- View looking north
(Rear/ Side Elevation)**



**Photograph 4- View looking north-west
(Side Elevation)**

Proposal

Having lived in the house for 20 years, the current owners aim to sympathetically extend the property to accommodate the changing needs of both themselves and their visiting family. By enhancing space and accessibility the goal is to create an environment that ensures they can live in the house for longer and leave a legacy for future generations in Chapelthorpe village.

Use

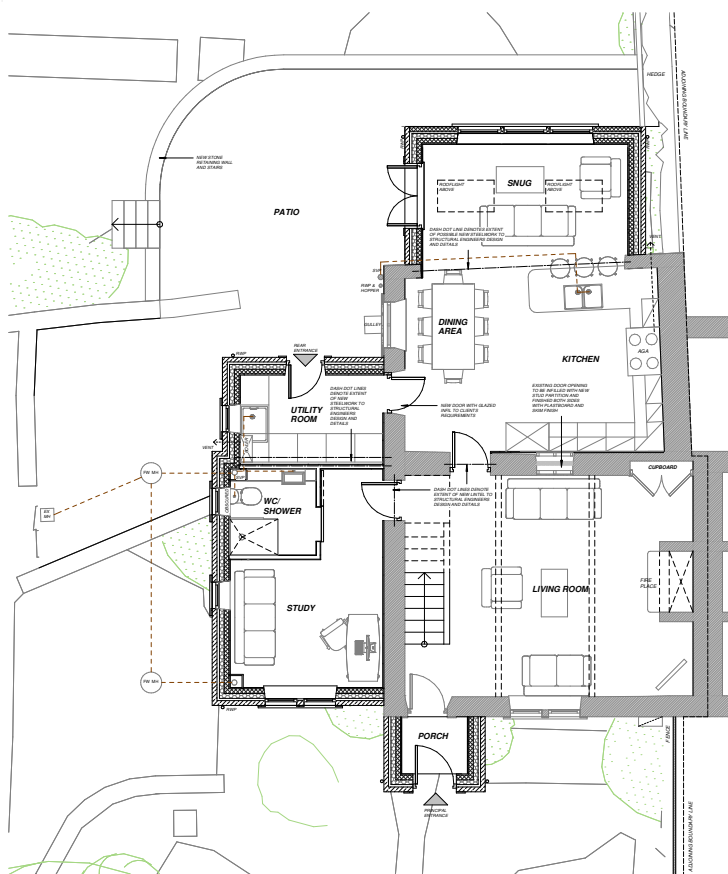
The proposals seek approval for additional supporting residential accommodation to improve accessibility and the usability of the existing property. The provision of an additional bedroom will better accommodate visiting extended family. The extra facilities at the ground floor will ensure that it meets the needs of a home for a lifetime for the current and any future occupants.

Amount

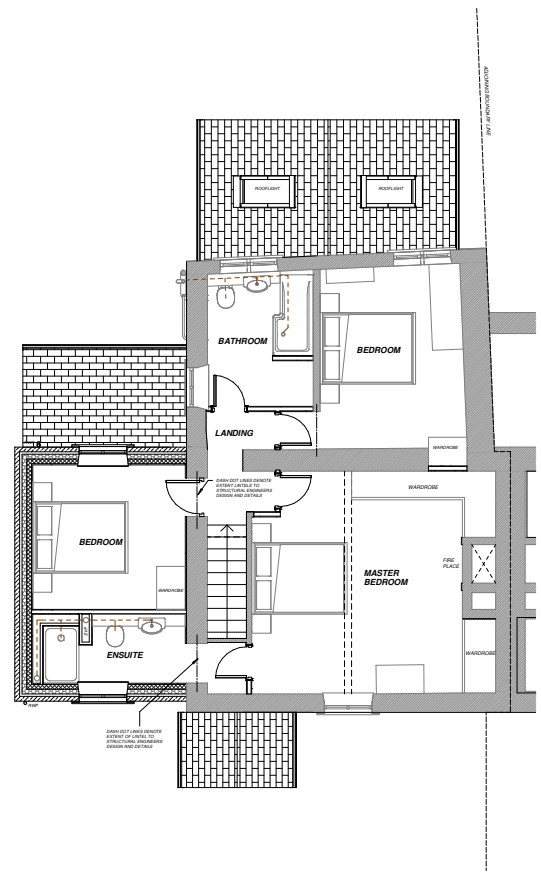
In compliance with the requirements highlighted within the Wakefield District Residential Design guide, the floor space created by the proposed extensions are less than a 50% increase to the original property.

Given the careful articulation of roof pitches and proportions of the new extensions to ensure the proposals are in keeping with the local conservation area, the proposed volume is marginally over the 50% percentage increase (at 51.5%).

	Existing Cottage	Proposed Extensions	Percentage Increase
Gross External Area	124.430m ²	61.994m ²	49.8%
Volume	326.067m ³	168.691m ³	51.5%



PROPOSED GROUND FLOOR GA PLAN



PROPOSED FIRST FLOOR GA PLAN

Layout

The proposals include a small single storey porch to the front, similar in size, scale and appearance to the adjoining Cottage and aims to maintain the architectural rhythm of the street. This porch will provide a welcoming feel to the home, shall create a new level access door and a space to utilise as an entrance hallway.

A part two storey, part single storey extension is proposed to the side which will include a multifunctional room at the ground floor, typically set up as an study.

The installation of a ground floor accessible toilet and shower room will improve the sanitary accommodation within the dwelling whilst affording ease of access for the current occupants and their visitors.

The rear of the side extension will incorporate a utility room to support the main kitchen area and will include a secondary access doorway. The first floor accommodation is typically based around an additional bedroom and an en-suite shower room to serve the family needs.

The single storey rear extension will facilitate additional space for the kitchen/ dining area and will permit access out onto a modified patio area.

All additions and fenestration positions have been carefully considered to maximise the amount of natural daylighting whilst maintaining visual amenity to neighbouring properties. The extensions are significantly set back from the perimeter boundaries and have been set out to not over-dominate/ overshadow or impede on any neighbours privacy.

Scale

The two storey extension has been design in such a way to be subordinate in scale to the main Cottage. The front has been set back and the ridge location has been set down from existing roof line. The design and heights are architecturally considered additions to the property and to be read in a references manner to the host building.

Landscaping

No loss of the existing functional garden will occur as part of the proposed works.

The existing external areas adjacent to the proposed extensions will be re-landscaped following the construction of the building works. The rear patio will be reconfigured and replaced to provide a usable external area. The existing site levels will be maintained and will not be elevated.

Access

The vehicular access, off-street parking and turning area' are not affected by these proposals. The new porch will provide occupants with a new level and accessible entrance to the front of the dwelling. The new ground floor toilet and shower will provide wheelchair accessible facilities to future proof the dwelling for the families longer term requirements.

Relevant Planning Policies

- The property is located in Chapelthorpe conservation area and this means that Section 72 (1) of the Act applies which advises that 'in the exercise of planning functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

- National policy and guidance pertaining to the Historic Environment is found in the National Planning Policy Framework Section 16 and its associated National Planning Guidance.

- The sentiment of the Act and the National Planning Policy Framework applicable to this application, are reflected in local policies Policy D9 – Design of New Development, D10 Extensions and Alterations to Dwellings & D18 – Development Affecting Historic Locations.

- National Green Belt policy, Policy D23,

Appearance

All modifications and additions will be sympathetic to the existing local vernacular and will ensure minimal visual impact on the existing streetscene or neighbouring dwellings. The aspiration is to respect the local residential amenity, the character and scale of the host dwelling.

The existing style and proportions of the original Cottage have been mimicked where possible through the style of architecture and the chosen pallet of materials.

The use of traditional Yorkstone construction for the external walls, much of which will re-purposed from site along with complimentary through coloured white render will ensure the character and appearance of the local conservation area is maintained. Quoins will be used at corners to the render to ensure continuity of detailing with the existing façades.

Symbolic of the local area, slate roof tiles will be installed along with conservation rooflights which will not protrude more than 100mm above the roof finishes.

The new doors and windows will be in the same style as the existing property and finished in solid timber in keeping with the surrounding dwellings. Matching sill, jamb and lintel details will be adopted to provide a consistent quality of finish.

All ancillary items such as soffits, fascias, guttering and down pipes will also be in keeping with the existing property.

The proportions and roof form of the extension are in-keeping with the original house and the extensions are not visually dominant.



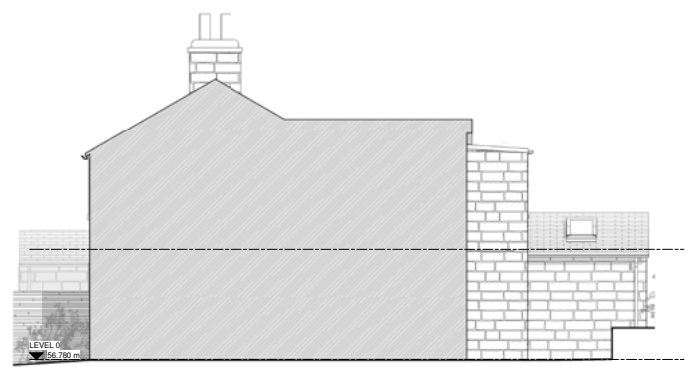
PROPOSED NORTH GA ELEVATION



PROPOSED EAST GA ELEVATION



PROPOSED SOUTH GA ELEVATION



PROPOSED WEST GA ELEVATION



Sketch perspective looking west towards the Cottage showing proposed porch and side extension



Sketch perspective looking north towards the Cottage showing proposed rear and side extension