



Our Ref: AjB/280224/

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## **RE: DESIGN + ACCESS STATEMENT \_ WOOD HEY COTTAGE, HEBDEN BRIDGE**

**Project:** Proposed Works to Wood Hey Cottage

**Location:** Wood Hey Lane, Hebden Bridge, Halifax, West Yorkshire

### **Introduction:**

This Design and Access Statement is submitted in support of our planning application to Calderdale Planning Department for the construction of a side and rear extension to Wood Hey Cottage, located on Wood Hey Lane, Hebden Bridge. The proposed design aims to enhance the functionality and aesthetic appeal of the existing property while ensuring compliance with relevant greenbelt policies, particularly Paragraph 154 of the National Planning Policy Framework (NPPF).

### **Site Description:**

Wood Hey Cottage is a detached property which is accessed off an unmade track, Wood Hey Lane, nestled within the picturesque surroundings of Hebden Bridge. The property is situated within the Greenbelt, emphasising the need for sensitive development that respects the character and integrity of the area.

### **Proposed Works:**

The proposed design entails a 29% volume increase, which falls within the 30% guideline for extending properties within a greenbelt setting. The design aims to integrate with the existing structure, ensuring that the additions do not compromise the visual prominence of the original dwelling, particularly from the front elevation.

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## Overview of Proposal

### Side Extension

- The side extension will be constructed above the existing garage using traditional stone construction and a typical dual-pitched roof, consistent with the architectural style of the existing property.
- A small infill section to the front of the existing garage will serve as the entrance way, featuring a single storey and a single pitch lean-to roof. The external finish will comprise dark-coloured timber cladding, harmonising with the natural surroundings.

### Rear Extension

- The rear extension will adopt a slightly more contemporary design approach, predominantly featuring glazed elements to capitalise on the views down the valley.
- This single-storey extension will have a concealed flat roof, ensuring minimal visual impact from surrounding viewpoints. A stone wall and parapet detail will further conceal the roof and rear extended section from view.
- Importantly, the rear extension will be positioned in such a way that it remains largely hidden from public view and can only be observed from the private field to the rear of the property.

### Material Choice and Design Integration:

The material choices for the proposed extension has been carefully selected to not only blend with the existing construction but also to enhance the overall character of Wood Hey Cottage with subtle contemporary elements.

### Glazed Sections:

The introduction of glazed elements in the rear extension serves to complement the existing stone property by creating a harmonious juxtaposition of traditional and contemporary elements. The transparency of the glazing allows for uninterrupted views of the surrounding landscape, blurring the boundaries between indoor and outdoor spaces.

### Flat Roof Design:

The decision to utilise a flat roof for the single-storey rear extension contributes to a clean and modern aesthetic to the rear elevation of the property. By concealing the flat roof behind the stone wall and parapet detail, the extension maintains a low profile and does not overpower the existing structure. This design choice adds a touch of contemporary elegance without compromising the overall visual integrity of Wood Hey Cottage.

### Compliance with Greenbelt Policies:

The proposed design aims to adhere to relevant greenbelt policies, particularly Paragraph 154 (c) of the NPPF, which emphasises the importance of ensuring extensions or alterations of a building do not result in disproportionate additions over and above the size of the original building. The design achieves this by working within the guideline 30% volume increase; and respectfully integrating contemporary elements with

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traditional materials, thereby enhancing the existing property while maintaining visual harmony with its natural surroundings.

**Impact Assessment:**

Considering the setting of the neighbouring properties and the topography of the land, the proposed works will not have a negative impact on the surrounding properties or the setting as a whole. The neighbouring properties, sited to the north west and south east are of significant distance, and will not have their views impacted upon at all. The design has been carefully considered to ensure that the overall visual impact and character of the area are preserved.

**Conclusion:**

In conclusion, the proposed side and rear extensions to Wood Hey Cottage represent a thoughtful and sensitive approach to development within the Greenbelt. The careful selection of materials and design elements ensures that the extension not only blends seamlessly with the existing structure but also enhances the overall character of the property. We believe that the proposed design aligns with the objectives of relevant greenbelt policies and respectfully request approval from Calderdale Planning Department.

