



**Studio J**  
**Architects**

Studio J Architects Ltd  
Office 35, The Junction  
17 Charles Street  
Wakefield  
WF4 5FD

**1 THE CROFT, WEST BRETTON,**

## **HERITAGE STATEMENT**

Rev -

This statement is prepared by Studio J Architects Ltd. on behalf of Amy and James Caine in support of the planning application for the proposed part 2 storey, part single storey extension to side and garage conversion.

**April 2024**

## EXISTING SITE:

### Site Description:

The site sits within a residential area at 1 The Croft, West Bretton, Wakefield.

The front of the site is connected to The Croft with a paved driveway and lawned area to the front. There are gardens to the side and rear of the property, enclosed with fencing, stone walls and planting.

### Buildings/Character;

The dwelling is a typical brick, pitched roof property with a flat roof car port. The living spaces are at external ground level but bedrooms and bathrooms on the first floor.

The rear of the site has a gentle gradient which has led to small retaining walls in the garden.

### Topography/gradient;

The existing levels of the site are to be retained.



*Figure 1: 1, The Croft*



*Figure 2: Surrounding buildings*

## Surrounding Physical Context:

### Use;

West Bretton is a village and civil parish 7 miles from Wakefield, it has a population of around 500. There is a school in the village, West Bretton Junior and Infant School, and a church, which is an Anglican-Methodist local ecumenical partnership.

The site, 1 The Croft is set within a large residential area of mostly large detached properties within West Bretton, a conservation area.

### Buildings/Character;

The immediate properties are large detached dwellings with varying styles and themes, (Render, Brick, stone) and of varying age and style. The building footprints range in size from large town houses to detached properties, to Victorian properties with great features and character.

The surrounding area is low to medium density with comparably large outside spaces and mature gardens. A short walk from the property is Bretton Lodge and other listed buildings.

### Access routes;

Vehicular & pedestrian access to the site is from The Croft via Sycamore Lane, which feeds off Huddersfield Road A637. The site is close to Junction 38 of the M1 motorway, giving good access to nearby towns and cities.

### Listed Buildings;

There are a number of Listed buildings and trees with TPOs throughout West Bretton Conservation Area but none are affected by the development.

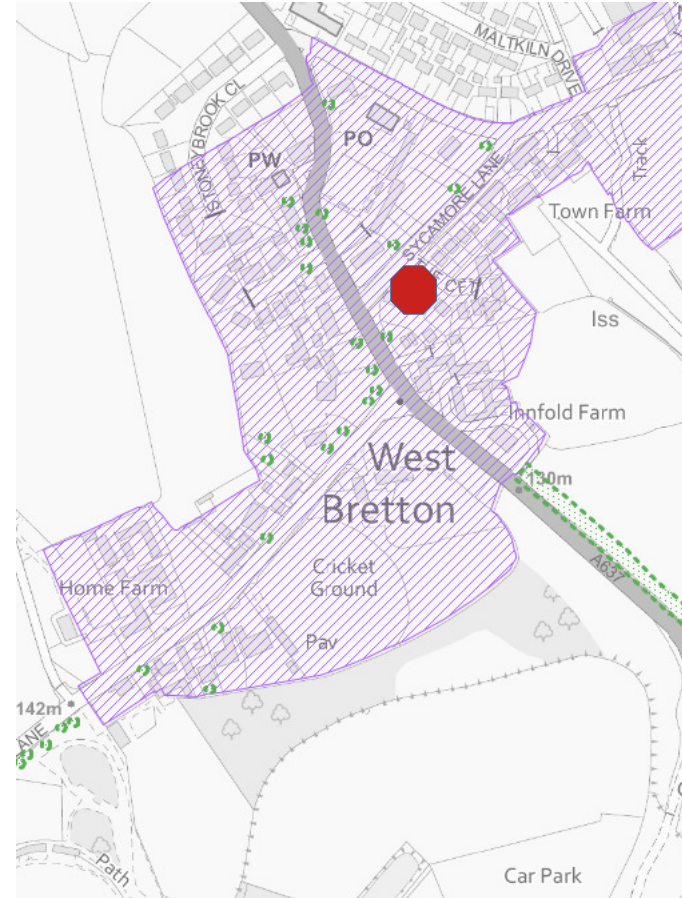


Figure 3: Conservation area of West Bretton





Figure 4: Location of 1 The Croft, aerial photograph

## **Design of the scheme:**

The proposal is to build a part 2 storey, part single storey extension to side and garage conversion. This extension will create a new bedroom with en-suite on the first floor, new snug and garage at ground level. The new roofs will be pitched or continue from the existing so that they are in keeping with the existing and adjacent properties.

Impact of local services;

All local services are available in the area with very little impact from the proposed development.

All new walls and roof tiles will match existing as such the development will not pose a risk to the West Bretton Conservation area.

See submitted planning drawings for the proposed site layout, plans and elevations.

## **Scale:**

The scale of the proposal is in keeping with the site and surrounding area. The proposed alterations is to be of a good quality design with a similar footprint to the existing, to the neighbouring houses and aesthetic to the properties within the local area.

## **Amount & Layout:**

Site area: 382m<sup>2</sup>

Existing Property – 179m<sup>2</sup>

Proposed Property – 246<sup>2</sup>

## **Social Context:**

### **Effects from loss of existing buildings/uses;**

There is no loss of building within the development, only enhancing the current homeowner's situation. It will also revive and regenerate the property and have a positive effect on the local area. Contributing to the overall preservation of the town.

### **Potential overlooking/overshadowing;**

Primary windows are positioned on the front and rear elevations which will adhere to the planning regulations guidelines and give little overlooking/overshadowing.

### **Impact of local services;**

All local services are available with no significant impact by the renovated dwelling.

## **Economic Context:**

### **Any jobs created;**

Short term construction work

### **Effects of attractiveness of area to investors;**

The proposal would have a similar style and proportions of properties surrounding the site having a positive impact on the street scene. The attractiveness of the area would be improved with the provision a modern yet in keeping extension.

### **Planning Policies:**

It is felt that all national, regional & local policies have been adhered to.