

WAKEarchitects^{Ltd}

DESIGN AND ACCESS STATEMENT

**PROPOSED ORANGERY EXTENSION AND GARAGE AT
FAR BROAD OAK FARMHOUSE, GUNTHWAITE.**

Job No. 1328



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The Current Farmhouse at Broad Oak Lane

1.0 Introduction

- 1.1 This document has been prepared in support of a householder planning application to be submitted for Far Broad Oak Farmhouse at Gunthwaite.
- 1.2 The planning application is for the erection of single storey orangery extension and a double garage with adjoining garden store.

2.0 Site Location and Context

- 2.1 The application site is situated off Broad Oak Lane in Gunthwaite, Penistone. The site measures 0.186 hectares in size. The area is predominantly occupied by agricultural and residential buildings.
- 2.2 The house at Broad Oak Lane is a traditional farmhouse, which possesses a grade II listing on several elements of the building.

3.0 The Current Site

- 3.1 The beautifully styled farmhouse is set within an idyllic countryside setting with close connections to junctions 37 and 38 of the M1. The residence is surrounded on the North and West by large landscaped gardens with a small courtyard and driveway to the South and East of the property. Far Broad Oak Farm is sited adjacent to the client's property with several outbuildings to the South of the dwelling.

4.0 The Development Proposals

- 4.1 The proposal is for an orangery extension to the North-West façade of the current farmhouse, which is connected to the main house by creating a doorway through the current utility window. An oak framed double garage with integrated secure storage and log store is also proposed to the East of the dwelling.
- 4.2 The proposed structures use a local vernacular as the design generator in order to sit harmoniously in this traditional setting. The orangery adopts a local material palette, with natural stone walls, painted timber windows with cut stone heads cills and mullions. A conservation type roof light adorns the flat roof in order to provide sufficient light to the structure without elevating the proposed roof so as to impede views out of the house. The garage is of a scale and design, which is in keeping with the farmhouse and does not detract from the architectural style of the dwelling but rather compliments it.
- 4.3 The overall design of the orangery and garage display a level of design, which responds to the historical character of the extant built form on the site and the surroundings, adhering to NPPF policy 58. The proposals set forth aim to comply with NPPF policy 56 in the design of the structures in both their overall appearance and the detailing of the buildings.
- 4.4 Although the site sits within a designated area of greenbelt, the five purposes of the green belt set forth in NPPF policy 80 would not be compromised by any part of the development. As set out in NPPF policy 89 exemptions for building in the greenbelt are 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'. The proposals of this application would meet the requirements of this policy and would not harm the overall character or special nature of the greenbelt.

- 4.5 The proposals take into account the siting of neighbouring properties and proposals are to the opposite side of the neighbours so as not to impede on views or impose any overlooking issues.
- 4.6 Although the building has a grade II listing, the proposed development to the property does not remove or notably affect the listed elements of the property and therefore is compliant with NPPF policy 132. The orangery has been positioned such that the exterior cross bracing and the stone mullions of the kitchen window, the listed elements on the North elevation, are untouched.

5.0 Access

- 5.1 The proposals allow for access by all users with a level threshold into the orangery from the main house. The orangery opens onto the current utility, which houses a downstairs W.C.
- 5.2 There is adequate space for turning in the forecourt outside of the garage in order to approach Broad Oak Lane in a forward gear.

6.0 Summary

- 6.1 The proposed development is considered to be acceptable in terms of its layout, form, massing and design, and is sensitive to the immediate and surrounding context. The proposals will better meet the requirements of the client, whilst enhancing the special character of the existing property.