

NATHAN AND DEBBIE BENNETT

Syke Lane, Scarcroft, Leeds LS14 3BH | 11.2023

01

Client return brief

Introduction

The site is situated on Syke Lane to the north of Scarcroft and borders onto (but is not within) the green belt. The site is a former farm which has been sub-divided, with new residential development to the east. To the south and west is a paddock (not currently used for livestock). To the north is Scarcroft golf course.

The house is C20 and has been extended to the west side with a two storey extension and to the east with a porch/boot room extension.

A single storey detached structure housing an indoor pool has been constructed to the east side of the house, dividing the front and rear gardens. A double detached garage has also been constructed to the northeast corner of the site. As noted above, there is a tennis court to the rear of the house which occupies the full width of the plot.

The rear garden is enclosed but a mature high hedge. The west and north sides of the house are enclosed with low stone walls incorporating a gated entrance to the driveway.

The Brief

The objectives of the project are the remodelling and extension of the existing house, together with creation of a self-contained annexe and detached garage. The tennis court to the rear garden is to be removed and the garden landscaped (this will be a later phase of the project).

An annexe is required as a first phase, this will provide accommodation for the clients whilst the works to the house are undertaken. Ideally this should include two bedrooms, bathroom and an open plan living/kitchen/dining space. Following completion of the work to the house the annexe will be used as guest accommodation, it is also envisaged that this space will include a gym, connected to the house. It is the client's intention to use the existing pool building to house the annexe and a gym space.

The house is to be extensively remodelled and extended to include the following accommodation:

Ground Floor

- + Main entrance (to be a 'wow' entrance)
- + Boot Room/secondary entrance/large Utility Room
- + Snug/Living Room/Playroom

First Floor

- + 4 bedrooms (+ Study)
- + 2 bathrooms (min).

The external appearance of the house needs to be improved with the brick to be replaced (overclad?) and roof remodelled.

The plumbing and electrics are antiquated and full rewiring and replumbing is required.

It is likely that there is no insulation in the ground floor of the house or in the external walls. There is a small amount of insulation in the loft. The EPC for the house is D (potential C).

The budget is approx. £500K, although there may be some flexibility in this depending on what could be delivered in excess of this amount.

02

Property information

Site Details:	WOODLANDS FARM, SYKE LANE, SCARCROFT
	LS14 3BH
Land Registry Title No:	YY105215
Site Area:	0.4 acres/0.16 hectares
Boundary Dimensions:	TBC
Floor Area:	House: Approx.180m ²
	Pool Building: Approx.73m ²
Local Authority:	Leeds CC
Local Planning Authority:	Leeds CC
Parish Council:	Scarcroft
Conservation Area:	N/A
Flood Zone:	N/A 964m (zone 2)
Radon Area:	Low risk (no protective measures required)
Greenbelt:	0m (not within Greenbelt but on the boundary)
SSSI:	N/A
Listed Building:	N/A
Average Residential Values:	£2,500/m ² ; £232/sq. ft.
Value 2022:	£925,000
Achieved value (2022):	£3,656/m ² ; £340sq. ft.
	D (potential C)
EPC Rating (2022):	Recommended improvements: Cavity wall insulation, Floor insulation, low energy lighting, double glazing, solar PV

03 Local & national planning policy

National Planning Policy Framework (NPPF)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Leeds Adopted Local Plan (Strategic Policy Framework)

<https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan>

Shadwell Neighbourhood Plan 2020-2033

<https://www.leeds.gov.uk/docs/Shadwell%20NP%20-%20Made.pdf>

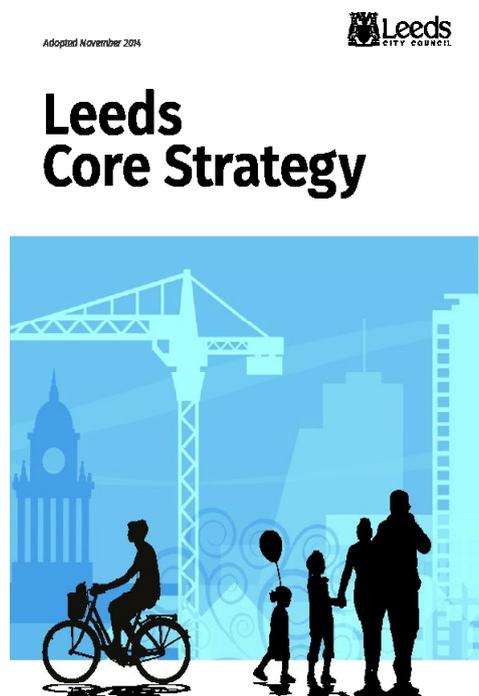
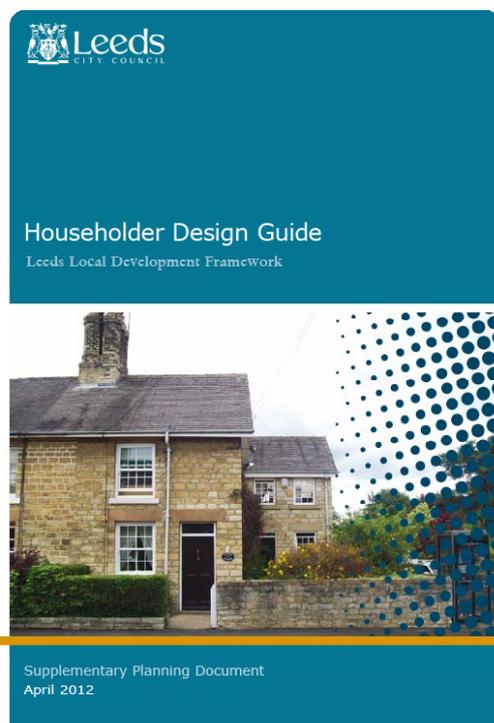
Household Design Guide 2012

(HDG1 - Design & Character, HDG2 - Amenity to Neighbours, HDG3 Extensions in Greenbelt)

Leeds Core Strategy (P10-Design, P12-Character, T2-Accessibility/Highway Safety)

Saved UDPR Policies (GP5, BD6, N32, N33)

Main planning issues: Green Belt, Character and Appearance, Impact on Neighbours



NATHAN & DEBBIE BENNETT

Woodlands Farm Syke Lane,
Scarcroft, Leeds LS14 3BH

