

DESIGN, ACCESS & HISTORICAL STATEMENT

Project: The Sheep Hut, Off The Avenue, Wortley, Sheffield.

Date: June 2015.

This access statement is for the purposes of planning only. It should be read in conjunction with the application information.

General Information

The Sheep hut is a small shepherding hut built in local random stone with stone quoins and a stone roof. Dated circa 1850.



It has been subject to a prior notification application under BMBC reference number 2015/0760. Which was approved on 24th July 2015.

Due to it being in the curtilage of a Listed Building (Wortley Hall) a Listed Building application was a condition of the approval.

Application Information.

Refer to the application drawings for detailed information relative to the conversion of the existing structure into a dwelling.

A site location plan is included with the application information.

Construction proposal

The following is the proposal at the present time. It may be subject to amendment once the structure is fully exposed.

The detailed proposal is to undertake a process of underpinning to stabilise the existing structure which is showing some signs of movement. (Refer to existing drawings for areas of walls showing signs of structural issues).

This will allow the ground floor level to be reduced approximately 750mm from the current floor level. Giving adequate space to create a first floor level containing two bedrooms.

The roof and current roof structure will be removed, with the stone roof being stored on site for re-use back on the roof.

The existing internal wall forming the 'keep' is to be removed along with the existing king post truss. This structure will be replaced by two steel beams in the first floor level and a block work wall to pick up the new roof structure.

Internally the proposed approach is to use a proprietary tanking membrane such as Newton Lath or similar; The internal faces will then be lined with an insulation backed plasterboard.

New windows and door openings are to be inserted as shown on the application information.

Externally it is proposed to use a natural stone for paths and patio areas. The proposed car parking arrangements will use a no dig solution such as Bodpave or Eco drive infilled with aggregate.

A garage is proposed as per the application drawings, this will be a stone walled and roofed garage. It is proposed that the garage will double as a garden store so is proposed to be a garage and a half in size.

Drainage will be either into the mains drainage running adjacent to the site or alternatively a Biomass sewage treatment plant will allow waste water to be sent into a local culvert. This will be determined by Yorkshire Water at Building Control Stage.