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Studio A5_ Brooke's Mill_ Armitage Bridge_ Huddersfield_ HD4 7NR

Heritage Statement_

Planning_

Proposed_
Demolition of a 2 storey detached house and construction of 2 No. detached two storey dwellings with altered site access.

Sorrel Bank_
Park Avenue
Wortley
Sheffield
S35 7DR

February 2024

For + on Behalf of_

Mr_ Adrian Want

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1.0_ INTRODUCTION

This design guide has been prepared by Eight_OneTwo Architects on behalf of our client as we seek planning permission for demolition of a two storey detached house and construction of 2 No. detached two storey dwellings.

The site is located in an established residential area where the properties are varying in age and differing in appearance and style of construction. There does not appear to be a singular vernacular within the village.

There is easy access to local amenities, schools and public transportation services via the A629 which is one of the main arterial routes into Huddersfield and Sheffield.

The property is not listed but is within a conservation area and it has been recognised that it is imperative that the design proposal are sensitive and responsive to the surroundings and context.

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1.1_ RED LINE BOUNDARY

The proposed works include the following_

- The complete demolition of the existing property
- The formation of 02 No. detached dwellings with integrated garages.
- Formation of 2 No. new access points onto the site
- Closure of existing site access.

The site has an area of approximately the following_

1197 Square meters
0.11 HA
0.29 Acres

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1.2_ CONSERVATION LINE BOUNDARY

The site lies within the local authority of Barnsley Metropolitan Borough council. The following extract below sets out the ambitions of the authority_

The adopted Local Plan and policies map sets out how the council will manage physical development of the borough on behalf of residents and businesses. This includes providing sufficient land in the right places to attract more businesses into the borough and to allow existing businesses to grow. The aim of this is to create more and better jobs to improve earnings and increase opportunities for local residents. It also aims to provide improved housing to meet existing need and the needs of future generations whilst at the same time protecting what is special about the borough.

https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/barnsleys-local-plan/

The interactive guide on the website sets out the local adopted plan (set out in 2019) and shows the proposed site is within a conservation area. This is illustrated with a green hatch on the location plan.

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1.2_ DESIGN BRIEF

We aspire to provide design proposals that complies with local and national planning policy and one that respects the existing architectural context of Wortley with a sensitive solution incorporating an element of traditional and contemporary design.

We will seek to create a design that draws on the architectural details of surrounding dwellings while providing a modern interpretation of the local typology with contemporary detailing.

The design will promote high quality design and a positive, coherent identity which is complementary of the surrounding built form with regard to height, shape, form and architectural detail. The architectural response aims to bring order, hierarchy and a sense of 'completion' to the existing site.

The 02 dwellings will include the following schedule of accommodation and features_

Ground Floor_
Kitchen / Dining / Living [snug] or everyday living
Private seating lounge
Cloak room
W/C
Utility
Gym/Study
Double Height space
Spacious
Light and south facing
Integration between internal and external space

Lower Ground Floor_
Entertainment Space
Wine Store

First Floor_
Master Bedroom with Dressing room and En Suite
4 Double Bedrooms

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3.0_ LAYOUT

3.1_ Analysis of Existing Dwelling
3.2_ Proposed Ground Floor Layout
3.3_ Proposed First Floor Layout
3.4_ Proposed Basement Floor Layout

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3.1_ SITE ANALYSIS

There is a mixed vernacular when it comes to the architectural massing and layout of the buildings surrounding the site. Directly next to the site is The School House, a single storey spread of adjoining buildings, separated into a number of dwellings. Access onto Sorrel Bank is currently shared via a private lane with Top Lodge and aforementioned The School House.

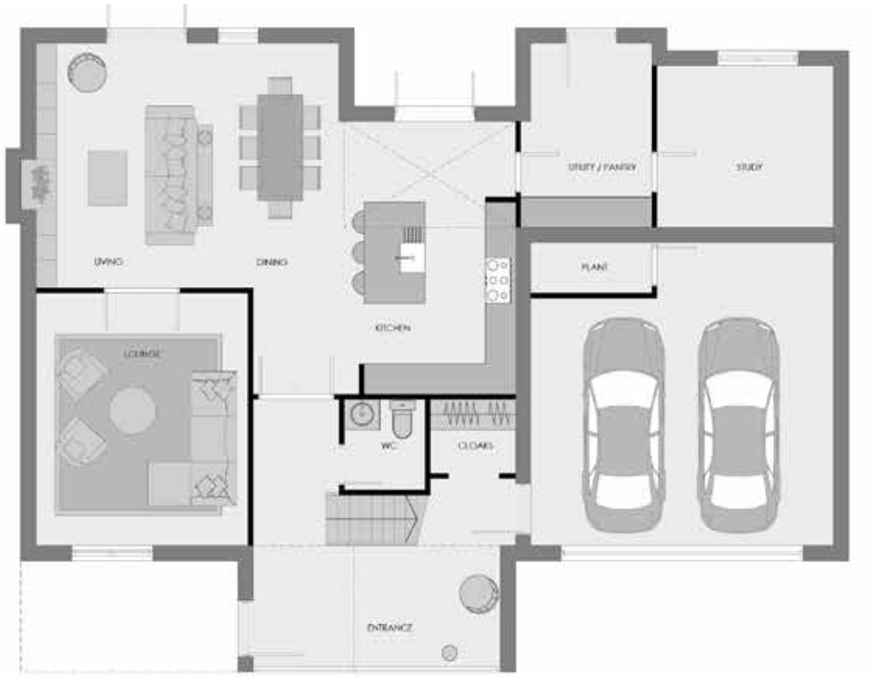
The concept behind the site layout is to enhance the extent of garden space and alter the orientation of the most habitable rooms to be at the south side of the property.

Therefore, the most predominant change in the layout is the alterations made to site access. Access to Sorrel Bank is proposed to be gained from The Flats which sits to the north of the site and already provides access to a number of other dwellings of a similar time period to the existing property proposed to be demolished. This in turn results in the obsolescence of the vehicular access to the south of the site via the private lane shared with The School House.

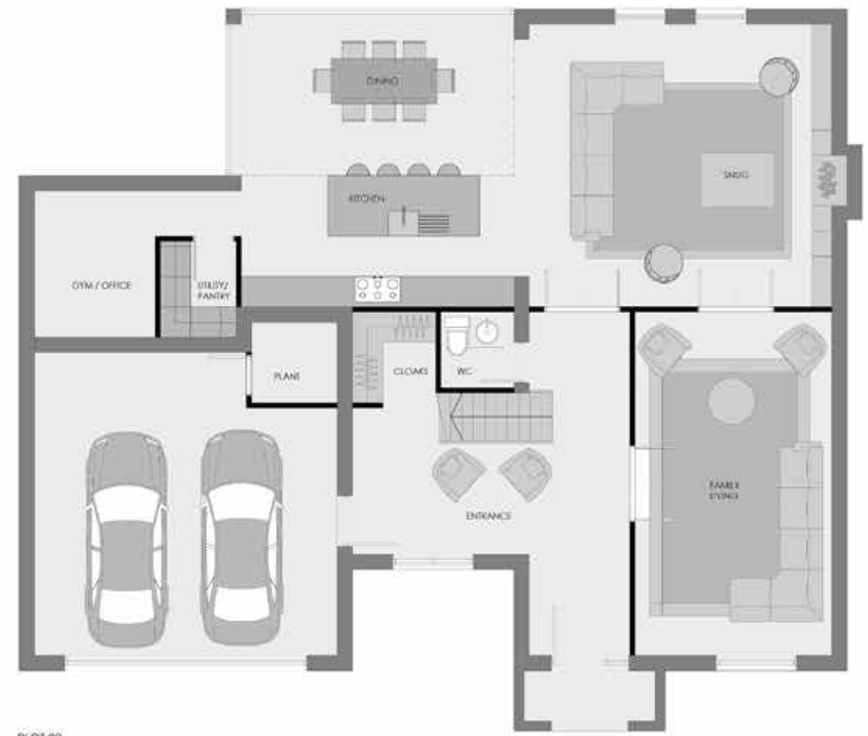
Through altering the access, the south of the site on Sorrel Bank now lends itself to being solely a garden space with the opportunity for the introduction of a tree lined boundary, improved landscaping and planting which will only serve to enhance biodiversity and the general appearance of the site. It also grants Top Lodge and The School House exclusive use of the private lane.

The 2 no. proposed dwellings seek to keep the building line of the existing property but increase the footprint overall to provide maximum use of the site and offer the generous living space that would attract the market looking for a home within an exclusive quintessential village such as Wortley.





PLOT 01_
GROUND FLOOR PLAN_
AS PROPOSED_
Scale 1:50



PLOT 02_
GROUND FLOOR PLAN_
AS PROPOSED
Scale 1:50

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3.2_ PROPOSED GROUND FLOOR LAYOUT

Light and open plan living are paramount to ensuring that the design proposal is successful. The intention is to create architectural drama, anticipation and excitement through a well lit, open plan living space. The design forces those entering the property into a journey from the front door to the large open plan living spaces at the rear of the property and beyond to the newly created landscaped gardens.

Utilitarian areas are placed off the hallway to maximize living spaces. It is imperative when creating the open plan living, the kitchen and dining area work well together but equally serve to work independently if required without feeling separated.

As illustrated on the floor plan design, it is noted that everyday open plan living spaces are concentrated to the rear of the design helping to emphasise the interaction with inside and outside living. Consequently, private and more solitary spaces are placed towards the front of the two proposed dwellings to the north of the site.



PLOT 01_
FIRST FLOOR PLAN_
AS PROPOSED_
Scale 1:50



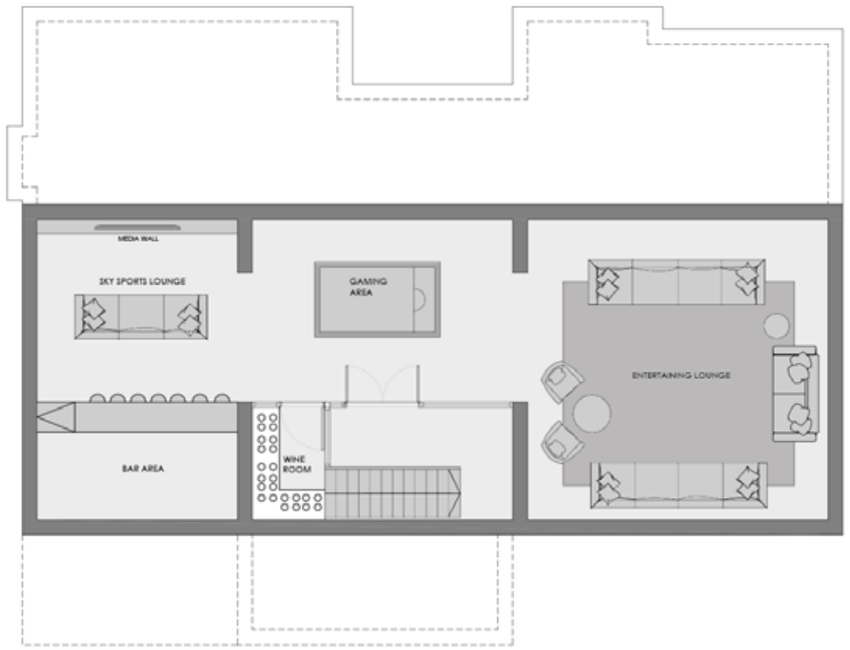
PLOT 02_
FIRST FLOOR PLAN_
AS PROPOSED_
Scale 1:50

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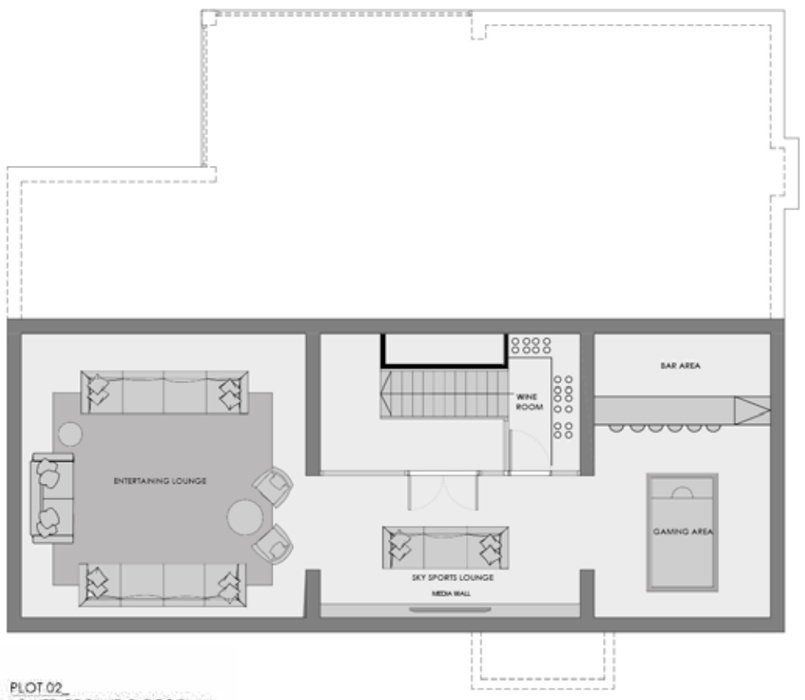
3.3_ PROPOSED FIRST FLOOR LAYOUT

The first floor proposes 5 double bedrooms with generous circulation space within each as well as premium features such as dressing areas and en suites.

Large windows allow for maximum sunlight into the spaces and the double height space in the stairwell areas allow for architectural drama.



PLOT 01_
LOWER GROUND FLOOR PLAN_
AS PROPOSED_
Scale 1:100



PLOT 02_
LOWER GROUND FLOOR PLAN_
AS PROPOSED
Scale 1:100

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3.3_ PROPOSED LOWER GROUND FLOOR LAYOUT

The lower ground floor offers additional living space and occupies 50% of the ground floor footprint. This in turn seeks to give the properties a distinctive selling point to attract a larger family seeking a 5 bedroom home within a semi-rural location.

By introducing a lower ground floor level to the site, additional amenity space is provided without impacting the visual massing of the property on the existing site.



CROSS SITE SECTION EE_ AS PROPOSED_
Scale 1_200



CROSS SITE SECTION DD_ AS PROPOSED_
Scale 1_200



THE SCHOOL HOUSE (*Photo taken from Google Maps Street Scene)*

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4.0_ FORM

There is a mixed vernacular when it comes to the architectural form of the buildings surround the site. The most predominant buildings within view of the proposed site are The School House. These are a collective gothic-style buildings, showcasing steep roof pitches, long thin windows and a strong gable frontage.

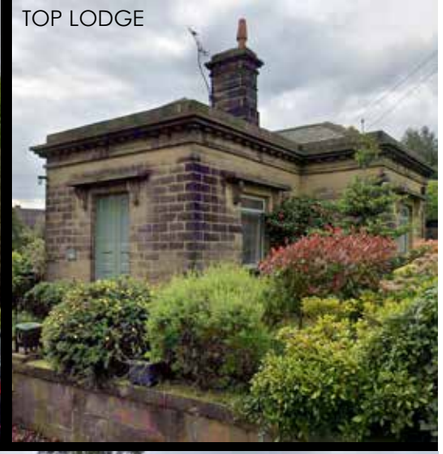
The proposed dwellings offer a contemporary take on the proportions and form presented by The School House and avoids delivering an unflattering, pastiche design.

The proposed dwellings mimic the lower eaves height and steep gables whilst also introducing tall, slim windows in order to remain consistent and respect the context presented by The School Houses. There is rhythm in the equal spacing and repetition of the fenestration of The School House which is a rule replicated in the design of the two proposed dwellings.

The School House's predominant single storey pitched roof forms are punctured by the juxtaposition of a single storey flat roof section of building. This feature is emulated in the design of the new dwellings to create a contemporary aesthetic. In addition to this, the interruption of chimneys cutting through the eaves line is replicated within the new dwelling design with the addition of the dormers which subsequently adds depth and strength to the north and south elevations.















PROPOSED ARCHITECTURAL DESIGN



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5.0_ APPEARANCE

The proposal will have a differing but simple material palette to that of the existing brick work. As previously stated the street scene varies in materials with red brick, stone, and render (all images shown are within 100m of the site). We have opted to use natural stone as this is the primary material used for the buildings directly around the site.

The proposals will predominantly employ stone coursed at the standard 140mm. However, the dormers provide a contemporary response with cladding applied to the external leafs. The same cladding will envelope the flat roof, single storey sections of the buildings to add definition. Large format Ashlar cladding will be fitted in areas for a subtle change in texture and a more contemporary appearance. The addition of the more contemporary materials will add to the rich variety of architecture in the village and help to delineate between new and old.

With there being equal visual exposure of both the front and rear elevations, the proposals seek to create an equal level of positive impact to both. A handful of design principles have been created and applied to each of the proposed dwellings in equal measure. However, to add visual diversity on the street scene, the most dominant features applied to the front of one property are then applied to the rear of the other.

(Photos taken from Google Maps Street Scene)

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6.0_ PRECEDENT IMAGERY

6.1_ Precedent Architecture
6.2_ Precedent Interior Design















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6.1_ PRECEDENT ARCHITECTURE_

_Steep roof pitch
_1.5 stories
_Floor-to-ceiling windows
_Covered Entrance
_Integrated garage
_Box Dormers
_Ashlar cladding
_Dyed + tumbled stone
_Black cladding
_Black window frames + doors















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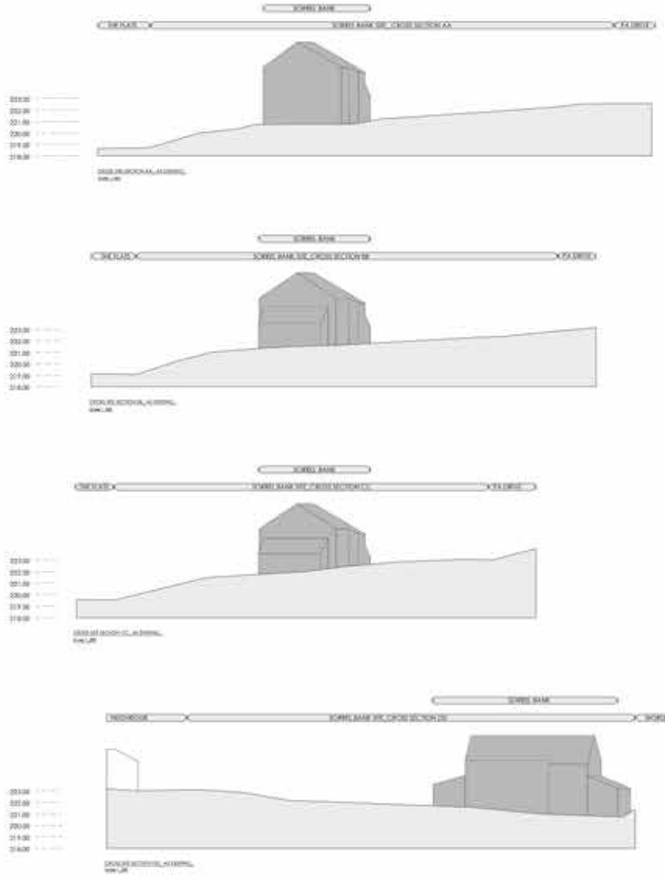
6.2_ PRECEDENT INTERIOR DESIGN_

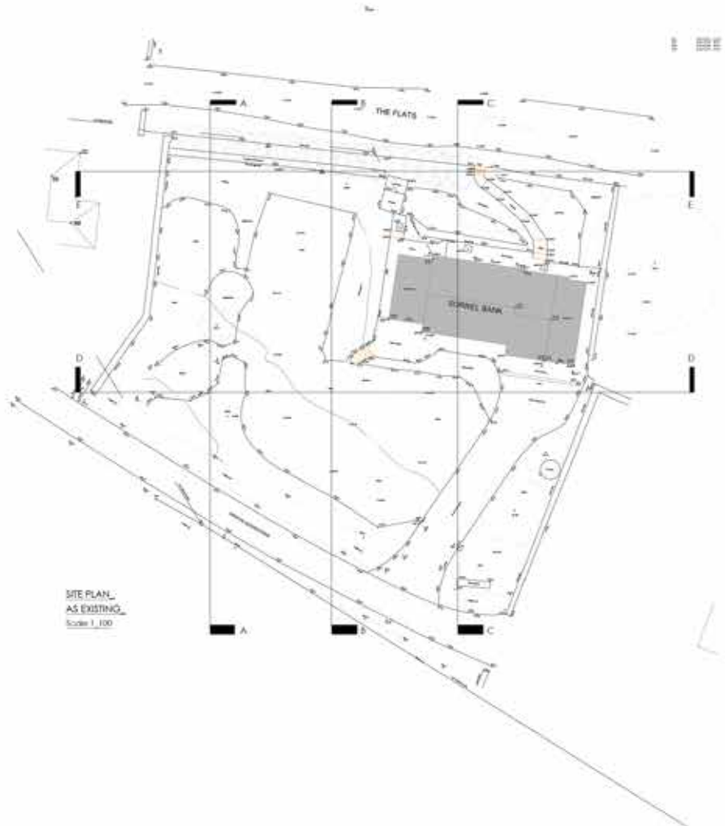
_Spacious Entrance
_Cloakroom
_WC
_Access to Garage
_Feature fenestration
_Open-plan living
_Generous double/kingsize bedrooms
_Dressing rooms
_En-suites
_Double height spaces

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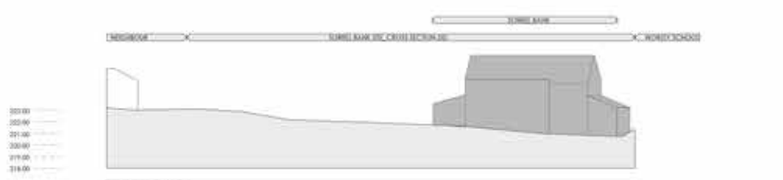
7.0_ Planning Drawings

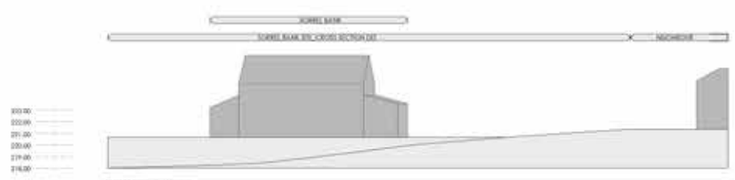
As Existing Site Plan + Sections A1_





SITE PLAN_
AS EXISTING_
Scale 1_100





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SCALE 1:200

Note:
Surrounding contextual buildings and information are based on received ordnance survey drawings and are shown for illustrative purposes only. assumed site boundary is subject to confirmation to legal confirmation.

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No. Date. Amendment. By. Rev.

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Drawing Status_
PLANNING

Client_
MR. ADRIAN WARE

Project_
SCHMEL BANK_ WORSLEY_ SHEFFIELD

Drawing Title_
AS EXISTING_ SITE PLAN + SITE SECTIONS

Drawing Scale_	Drawn By_	Checked By_
1:200	GJD	JW
Paper Size_	**Drawn Date_**	**Checked Date_**
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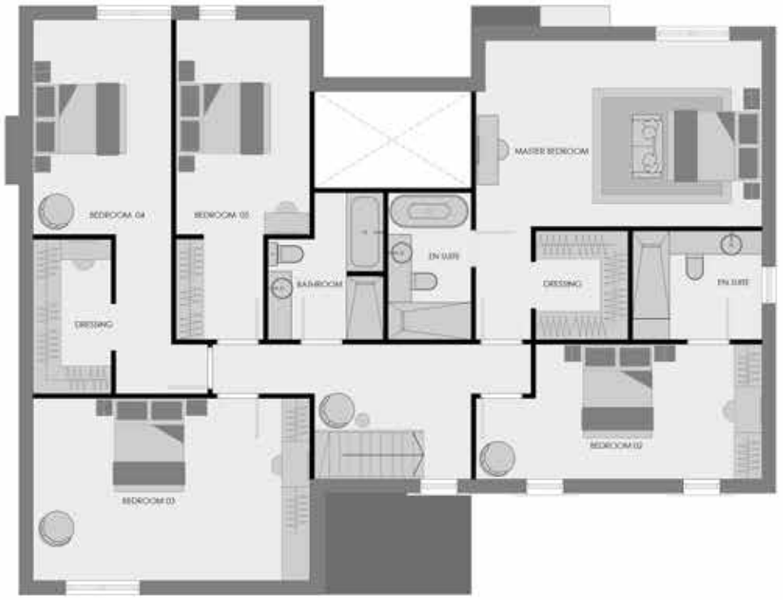
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7.0_ Planning Drawings

As Proposed Plans Plot 01 A1_



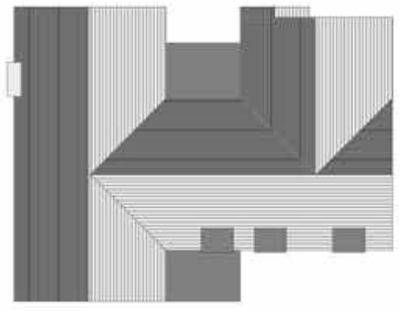
PLOT 01_
GROUND FLOOR PLAN_
AS PROPOSED_
Scale 1:50



PLOT 01_
FIRST FLOOR PLAN_
AS PROPOSED_
Scale 1:50



PLOT 01_
LOWER GROUND FLOOR PLAN_
AS PROPOSED_
Scale 1:100



PLOT 01_
ROOF PLAN_
AS PROPOSED_
Scale 1:100

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SCALE 1:50

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Drawing Status_
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Client_
MR. ADRIAN WANT

Project_
ROBBIS BANK_WORSLEY_SALFORD

Drawing Title_
AS PROPOSED_ FLOOR PLANS_ PLOT 01

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A1	NOV 2020	DEC 2020

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7.0_ Planning Drawings

As Proposed Front + Rear Elevations Plot 01 A1_



PLOT 01_
FRONT ELEVATION_
AS PROPOSED_
Scale 1:50



PLOT 01_
REAR ELEVATION_
AS PROPOSED_
Scale 1:50

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MR. ADRIAN WANT

Project_
[illegible] BANK_WORKSOP_[illegible]

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AS PROPOSED_ FRONT + REAR ELEVATIONS_ PLOT 01

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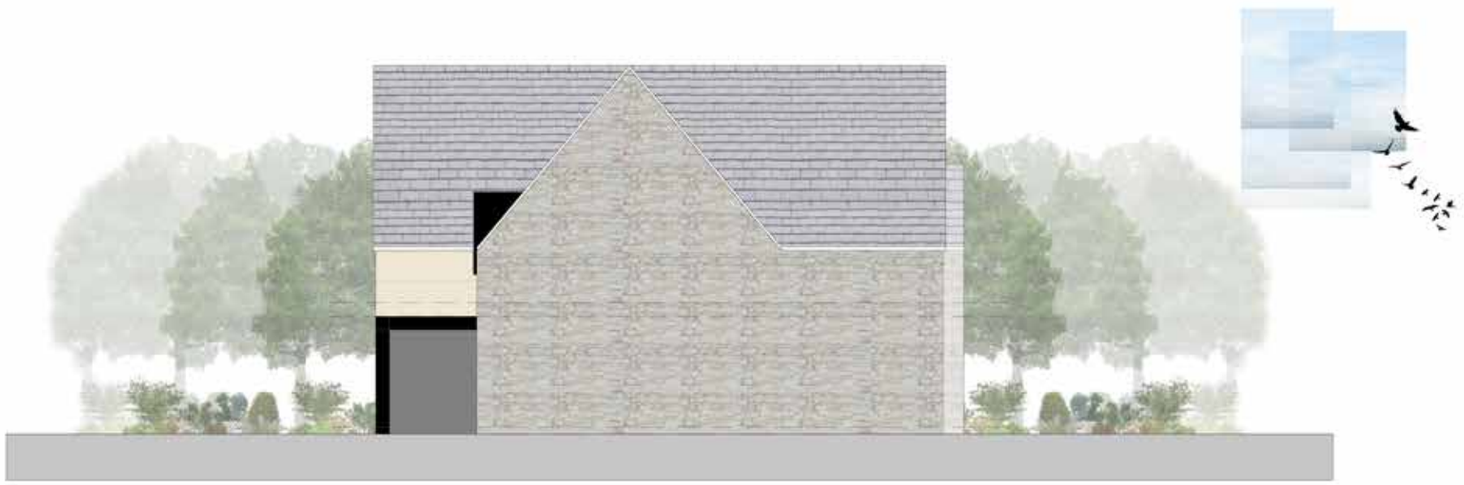
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7.0_ Planning Drawings

As Proposed Side Elevations Plot 01 A1_



PLOT 01_
SIDE ELEVATION_
AS PROPOSED_
Scale 1:50



PLOT 01_
SIDE ELEVATION_
AS PROPOSED_
Scale 1:50

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Project.
SCRIBES BANK_ WORSLEY_ SHEFFIELD

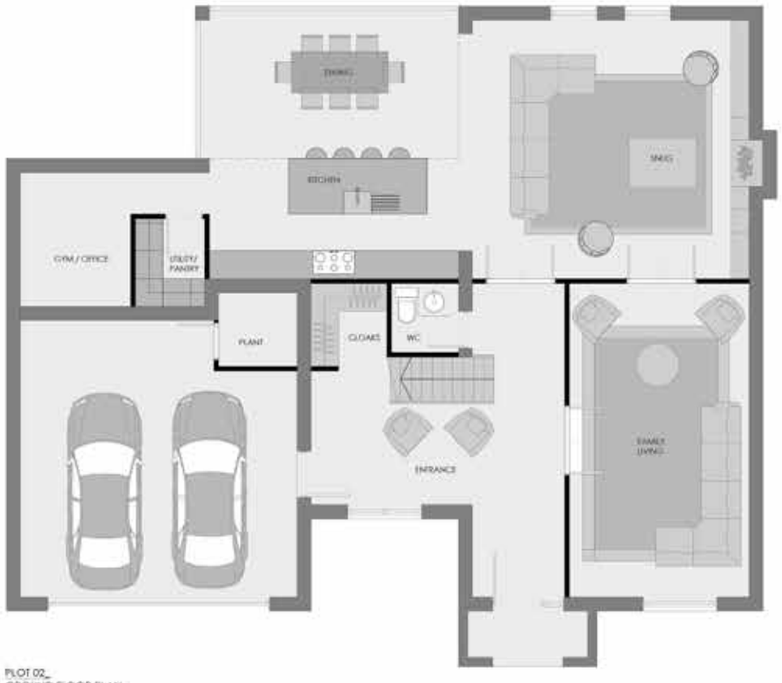
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7.0_ Planning Drawings

As Proposed Plans Plot 02 A1_



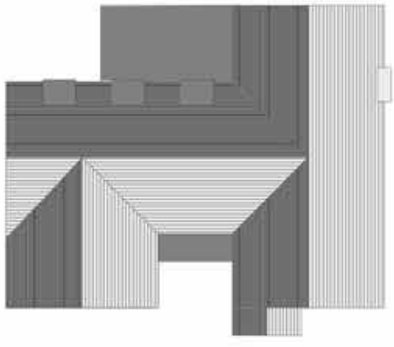
PLOT 02_
GROUND FLOOR PLAN_
AS PROPOSED
Scale 1:50



PLOT 02_
FIRST FLOOR PLAN_
AS PROPOSED_
Scale 1:50



PLOT 02_
LOWER GROUND FLOOR PLAN_
AS PROPOSED
Scale 1:100



PLOT 02_
ROOF PLAN_
AS PROPOSED_
Scale 1:100

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Drawing Status_
PLANNING

Client_
MR. ADRIAN WAHL

Project_
SCRIBBS BANK_ WORKSITE_ SHEFFIELD

Drawing Title_
AS PROPOSED_ FLOOR PLANS_ PLOT 02

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23_624 104

7.0_ Planning Drawings

As Proposed Front + Rear Elevations Plot 02 A1_



PLOT 02_
FRONT ELEVATION_
AS PROPOSED_
Scale 1:50



PLOT 02_
REAR ELEVATION_
AS PROPOSED_
Scale 1:50

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Drawing Status_
PLANNING

Client_
MR. ADRIAN WANT

Project_
BOBBIN BANK_ WORSLEY_ SW/0510

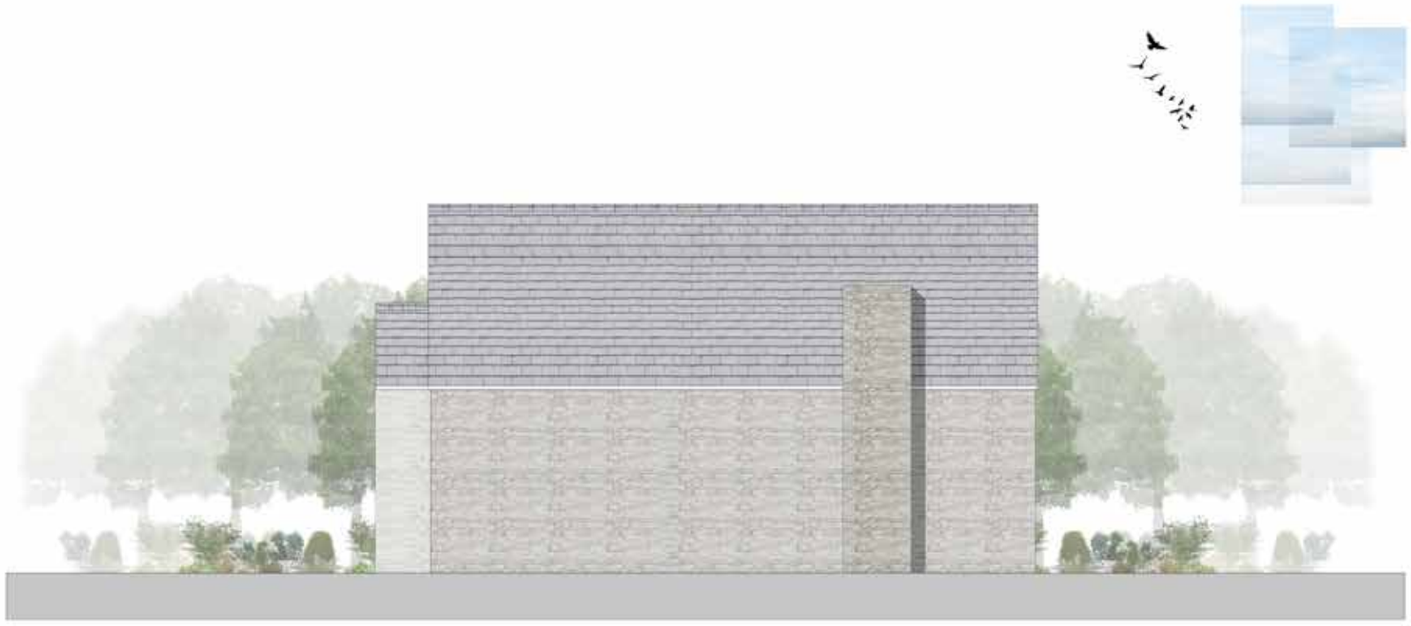
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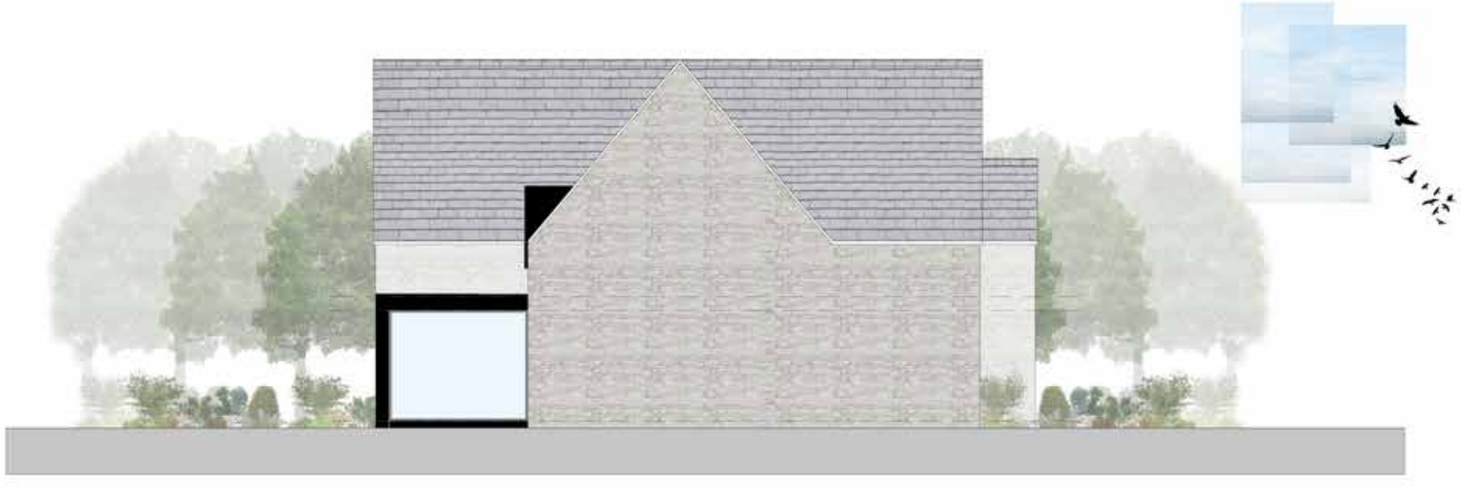
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7.0_ Planning Drawings

As Proposed Side Elevations Plot 02 A1_



PLOT 02_
SIDE ELEVATION_
AS PROPOSED_
Scale 1:50



PLOT 02_
SIDE ELEVATION_
AS PROPOSED_
Scale 1:50

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Drawing Status,
PLANNING

Client.
MR. ADRIAN WANT

Project.
SOWERS BANK_ WORSLEY_ SHEFFIELD

Drawing Title.
AS PROPOSED_ SIDE ELEVATIONS_ PLOT 02

Drawing Scale.	Drawn By.	Checked By.
1:50	GJD	MB
Paper Size.	**Drawn Date.**	**Checked Date.**
A1	NOV 2020	DEC 2020

Drawing Number.
23_624 106

7.0_ Planning Drawings

As Proposed Site Plan + Street Scene A1_







RIBA Chartered Practice

arb Architects Registration Board

PLANNING

N

SCALE 1:200

SCALE 1:100

Note:
Surrounding contextual buildings and information are based on received ordinance survey drawings and are shown for illustrative purposes only. assumed site boundary is subject to confirmation to legal confirmation.

Note:
Information is based on OS map and received information and is subject to full topographical survey.
Assumed site boundary and site constraints subject to legal confirmation.
All Legal easements and extent of existing underground services locations are subject to confirmation.

Eight_ OneTwo

Architects

Drawing Status,
PLANNING

Client.
MR. ADRIAN WANT

Project.
SORREL BANK_ WORSLEY_ SWINTON

Drawing Title.
AS PROPOSED_ SITE PLAN + STREET SCENE

Drawing Scale.	Drawn By.	Checked By.
1:100 1:200	GJD	JAS
Paper Size.	**Drawn Date.**	**Checked Date.**
A1	NOV 2020	DEC 2020

Drawing Number.
23_624 107

Eight_
OneTwo
Architects

8.0_ CONCLUSION

The design introduces two no. dwellings onto Sorrel Bank following the demolition of the existing brick dwelling. The existing architecture provides little architectural merit upon which to exemplify and therefore, influence has been taken from the neighbouring property, The Old School House.

The proposed design seeks to replicate elements of the neighbouring property and ensures that the building lines, ridge heights and orientation are sensitive to the street scene.

Suitable buffer zones and stand-off distances have been introduced between each plot and the site boundaries to allow for the relationships between the neighbouring property and the surrounding natural environment to integrate fully and provide privacy where required.

The density of the site, the form of the buildings and their response to the topography ensures that the site use is maximised fully and efficiently with improved access.

The architectural detailing seeks to create an identity along the street scene which is sensitive to the local vernacular through the use of prevalent materials but adds contemporary elements which provide positive contrast and contribute to the rich character of the local area.