Hollow Barn, Wortley

Planning Application Supporting Statement

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Hollow Barn is one of several private dwellings set in an informal courtyard arrangement situated approximately four hundred metres from Woodhead Road, Wortley. Access to the properties is via a private road and the proposed extension will only briefly be visible from a distance of three hundred metres. (refer to diagram 02)
Further along the private road the extension will be obscured by other properties, and ultimately the existing Hollow Barn will screen the new works from the courtyard.(diagram 04)

The proposal is to demolish existing outbuildings that lie to the rear of the property along the north elevation and then construct a new storey and half height extension equal in width to the existing building. Forming a new lower ground floor to the east half of the extension will allow two storeys of internal accommodation while still matching the lower ridge height of the existing building. This is significant as the proposed building will not be visible from the "street"/ courtyard side of the property. .

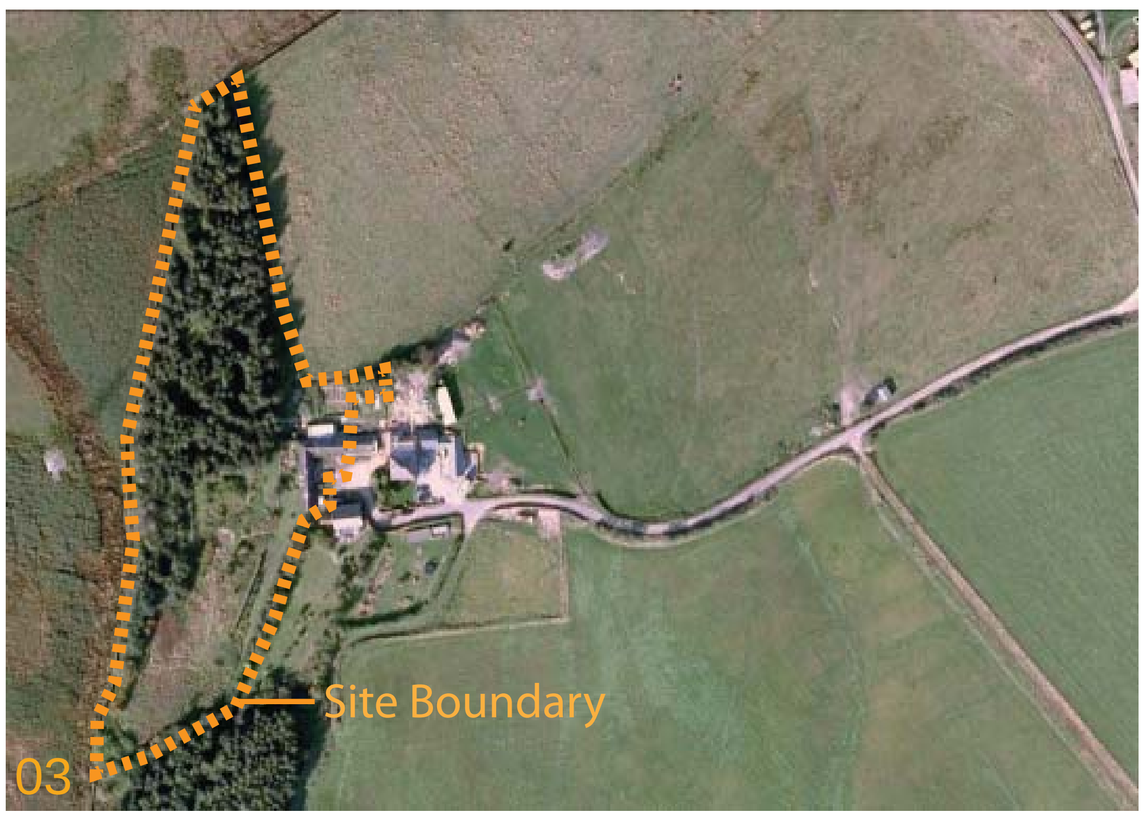
The proposed extension will appear visually separated by a glazed link corridor. This not only allows natural light into the centre of the new building but breaks up the mass of a building that is relatively deep in plan. Our proposal intends to respect the proportions of the existing buildings- new window positions are not arbitary but pay reference to the existing openings in the outbuilding elevation.

The material palette is intentionally limited and it is proposed to use large format slates that closely reference the existing roofing material. Walls will be constructed from a natural stone outer leaf to match the existing building in conjunction with a timber frame internal leaf. This will allow the building to blend with its immediate context but provide the required high levels of thermal performance. The majority of the windows are to be tripled glazed tilt and turn with dark frames, with the exception of the large sliding windows on the south elevation that maximise views to the countryside. Again, none of this will be visible from the "public" domain.

Improvements to the site drainage and the introduction of an air source heat pump for the whole building are also planned. In addition to to the extension, remedial work is also proposed to the attached storage "barn" that forms the east most part of the existing property. The poor quality timber and glass window arrangement that faces the courtyard is to be replaced with a more thermally efficient triple glazed system. Roof and building envelope works will also significantly improve the integrity and thermal performance and create further habitable accommodation with the existing footprint.











View One Existing

View One Proposed





View Two Existing

View Two Proposed





View Three Existing

View Three Proposed

