



## design, access & heritage statement

application: Erection of single storey side extension to dwelling at Shore Hall Farm,  
Shore Hall Lane, Millhouse Green, Penistone, S36 9LY

client: Mr C & Mrs A Hill

job nr: 13043

date: 30 July 2013

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### Introduction

This planning, design, access and heritage statement has been prepared by **A+DP Architecture+Design Partnership LLP** on the instructions of Mr & Mrs Hill and provides sufficient information to accompany a planning application for proposed erection of a single storey kitchen extension to the side of the existing dwelling, at Shore Hall Farm, Shore Hall Lane, Millhouse Green, Penistone, S36 9LY. The property is Grade II Listed and lies within the green belt.

Planning Permission and Listed Building Consent were granted on 18 March 2004 (B/04/0157/PU and B/04/0158/PU/LB) for the erection of a side single storey extension and detached double garage. The work was carried out in part with the erection of the double garage; we therefore believe that there is an extant permission for the erection of the approved side extension.

The applicants purchased the property in September 2010 as their family home. The existing kitchen is very small for the size of house and is somewhat out of proportion with the other rooms. The current kitchen also provides the main access to and from the dwelling so acts as the main thoroughfare for the property, albeit that this door is around the back of the property when approaching from the access drive. The applicants wish to make the existing kitchen into a utility room and provide a ground floor WC and then erect a slightly larger single storey side extension than that which currently has permission, in order to provide the house with a large family kitchen. This will then allow the formation of a 'front door' providing access into the new kitchen.

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### Use

The property is currently a single private dwelling, this use will not change with the granting of planning permission and Listed Buildings consent for this proposed extension.

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### Amount, Layout and Scale

The proposed extension has been designed as single storey and also to step in from the face of the existing front and rear elevations, in order to be read as an extension and be subservient to the original building. It projects from the side of the building by approx. 6.4m in order to provide a good sized family kitchen dining room fit for current day living arrangements. The extension has been set down by one step from the existing kitchen floor level in order to reduce its relative appearance externally and for it to relate better to the existing ground level at the front and the side of the property. The gable end of the propose kitchen is intended to be an exposed timber frame with glazing set behind. This will allow the space to have a visual connection with, and open out onto, the properties surrounding land. The transparency of the glazing will also allow views through the extension to the original gable end of the house.

The existing kitchen will transform into a utility room for the house, maintaining the existing rear access door from the garden. A small area of this room will be sectioned off using timber stud partition walling to form a ground floor WC. A new door opening will be carefully formed in the existing gable end wall from this space, with a single step down, providing access into the proposed kitchen extension.

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### Appearance

Traditional materials are to be used in the construction of the extension, all to match with the materials of the existing house. Walls will be built of reclaimed, regular coursed, split-faced natural stone, with reclaimed random sized stone quoins to the corners and reclaimed natural stone heads, cills, mullions and jambs, as shown on the application drawings. We propose the roof is surfaced with reclaimed stone slates to match the existing roof (subject to the availability of suitably sized re-claimed stone slates). Doors & windows will be traditional timber painted to match the existing doors and windows. The exposed timber frame and truss detail on the gable end will be natural Oak. Rainwater goods will be of a traditional profile; ogee profile timber gutters to match existing and cast iron or upvc "heritage style" rainwater pipes with a black painted finish.

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**Access**

The extension will provide the property with a much-needed 'front door' giving the house a sense of identity upon arrival and an obvious access point. The new 'front door' will provide the main access to and from the property, whilst the rear garden door will remain to provide access to the house from the garden via the new utility room. The proposed 'front door' has been set back within the elevation in order to create a covered porch area providing shelter.

Vehicular access to the property is unchanged.

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**Significance of the Heritage Asset**

The proposed development involves erection of a modest extension within the domestic curtilage of Shore Hall Farm, which is a Grade II Listed Building and is therefore a Heritage Asset. The dwelling is part of a small cluster of former farm buildings, which have undergone conversion in the past to form a series of dwellings. It is a link-detached property with an old stone archway attaching it to the neighbouring property. The building is attractive and symmetrical in appearance.

Historic maps show that the site housed a very large barn structure in the past which ran at right angles to the existing farm house, and that the cluster of buildings has gradually changed over a period of time with the barn having gone and a series of much smaller buildings having appeared.

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**Impact of the proposed development upon significance of the Heritage Asset**

The proposed development will have little, if any, impact upon the significance of the Heritage Asset. The proposed extension is modest in size and scale and will be constructed of natural materials with traditional detailing, all appropriate to the character of the original building. The fabric of the existing building is being altered very little, with a single opening being formed to provide access to the extension, the formation of a ground floor WC (which could be easily removed if required in the future) and the moving of the first floor ensuite bathroom window in order to facilitate the extension.

The impact on the cluster of farm buildings as a whole will be virtually unnoticeable and the overall amount of building will still be less than when the original barn was standing.

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