

Eight_

OneTwo

Architects

Tel_ +44[0]7761 570735

E-Mail_ info@eightonetwo.co.uk

www.eightonetwo.co.uk

Studio A2_ Brooke's Mill_ Armitage Bridge_ Huddersfield_ HD4 7NR

Design + Access Statement_

Planning_

Proposed_

Demolition of existing single storey side extension and formation of proposed 02 storey side extension and single storey rear extension

Sorrel Bank_

Park Avenue

Wortley

Sheffield

S35 7DR

June 2026

For + on Behalf of_

Mr + Mrs West

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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 an existing single storey side extension and formation of a proposed 02 side extension and single storey rear extension.

Sorrel Bank is a detached dwelling situated within a generous residential plot on Park Avenue, Wortley. The site occupies a mature landscaped setting characterised by substantial garden areas, established tree cover and a low-density pattern of residential development. The surrounding area exhibits a semi-rural character, with properties generally set within large plots and benefiting from strong visual connections to the wider landscape.

The site is enclosed by mature vegetation and enjoys a high degree of privacy from neighbouring properties. Existing development within the locality varies in age and architectural style, although the prevailing character is one of detached residential dwellings set within verdant surroundings.

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.



2.0_ RED LINE BOUNDARY

The proposed works include the following_

- Demolition of the existing single storey side extension
- The formation of a proposed 02 Storey side extension
- Formation of single storey rear extension
- Removal of existing porch and replaced with new Oak Cladding to blend in with the brickwork of the host dwelling

The site has an area of approximately the following_

770 Square meters [approx]

3.0_ EXISTING CONTEXT

The site is occupied by a detached two-storey dwelling of traditional brick construction beneath a pitched tiled roof. The principal dwelling is of simple domestic form and appearance, reflecting the character of the surrounding residential area.

The property has been extended over time and currently incorporates a single-storey garage extension to the eastern side of the dwelling and a single-storey side extension to the western elevation. These additions remain subordinate in scale and height to the principal two-storey form and read as ancillary elements to the host dwelling.

The dwelling is positioned within a generous residential plot and is surrounded by established soft landscaping, including mature trees, hedgerows and shrub planting that contribute positively to the character of the site and wider street scape.

Whilst the existing extensions have increased the functional accommodation of the property, the overall built form remains visually dominated by the original dwelling and retains a strong relationship with the surrounding landscape setting.

3.1_ LANDSCAPE CHARACTER

The defining characteristic of the site is its mature landscape setting. Existing trees and vegetation provide an attractive backdrop to the dwelling and create a strong sense of enclosure and privacy. The landscape contributes positively to the wider street scene and reinforces the semi-rural character of the area.

The site benefits from established planting which softens the appearance of built development and creates a strong visual relationship between the dwelling and its surrounding environment.

The retention and protection of significant landscape features forms a key design consideration in the development of the proposal.

3.2_ ACCESS AND MOVEMENT

Vehicular access is taken from Park Avenue via an established driveway arrangement. Existing access arrangements are considered appropriate and provide adequate visibility and manoeuvring space.

Pedestrian access is provided directly from the driveway and surrounding external areas. The proposed development seeks to retain and utilise the existing access arrangements, thereby minimising intervention within the site and preserving established landscape features.

3.3_ TOPOGRAPHY

The site generally reflects the natural topography of the surrounding area and benefits from a gently varying landform typical of the wider Wortley landscape.

The topography contributes positively to the site's character and provides opportunities to enhance views, external amenity spaces and the relationship between built form and landscape.

Any proposed development should respond sensitively to existing levels and minimise the need for significant excavation or retaining structures.

3.4_ ORIENTATION + SOLAR CONSIDERATIONS

The site benefits from favourable solar orientation and enjoys good levels of natural daylight throughout the day.

Opportunities exist to maximise passive solar gain, improve internal daylight levels and strengthen the relationship between internal living spaces and external amenity areas. The mature tree cover provides natural shading and contributes to a comfortable external environment during warmer periods.

The proposed design has been informed by the movement of the sun across the site to ensure that principal habitable spaces and external terraces receive optimal levels of daylight and sunlight.

3.5_ VIEWS + VISUAL CONNECTIONS

The site benefits from attractive views across established gardens, mature trees and the surrounding landscape. Existing vegetation creates a series of filtered views which contribute to the site's sense of tranquillity and privacy.

The strongest visual opportunities are directed towards landscaped areas and tree canopies, while less desirable views towards neighbouring development can be appropriately screened through design and landscape interventions.

The proposed development seeks to frame and enhance these positive visual connections whilst maintaining privacy for both existing and neighbouring occupiers.

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4.0_ DESIGN RESPONSE

The proposal seeks to retain the existing single-storey garage extension located on the eastern side of the property, which will remain unaltered as part of the development.

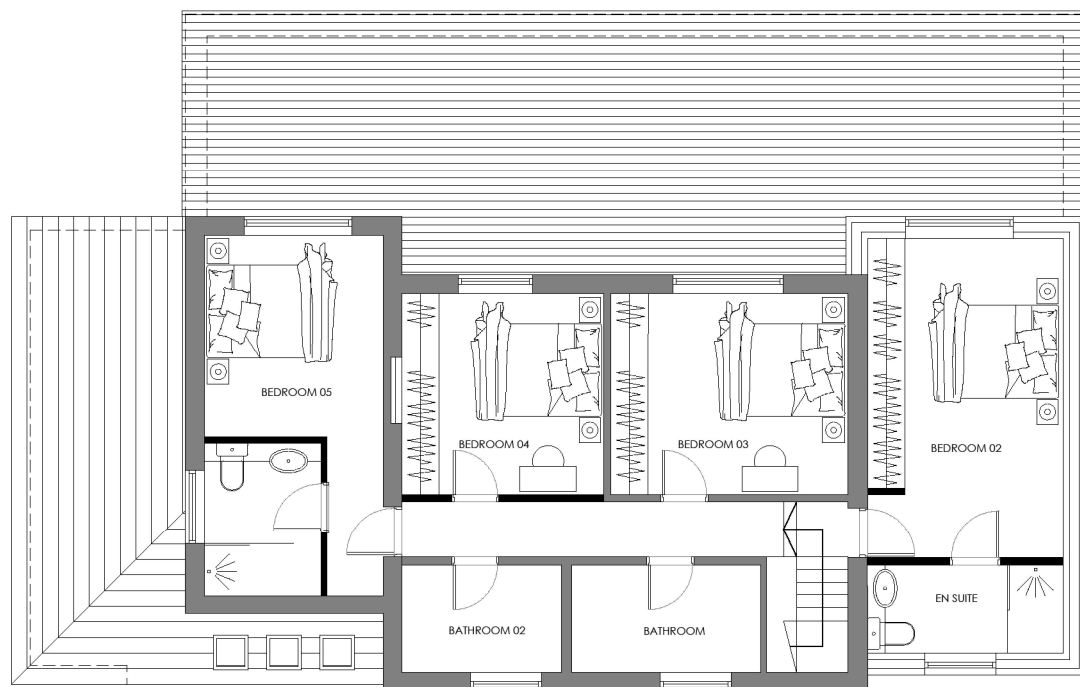
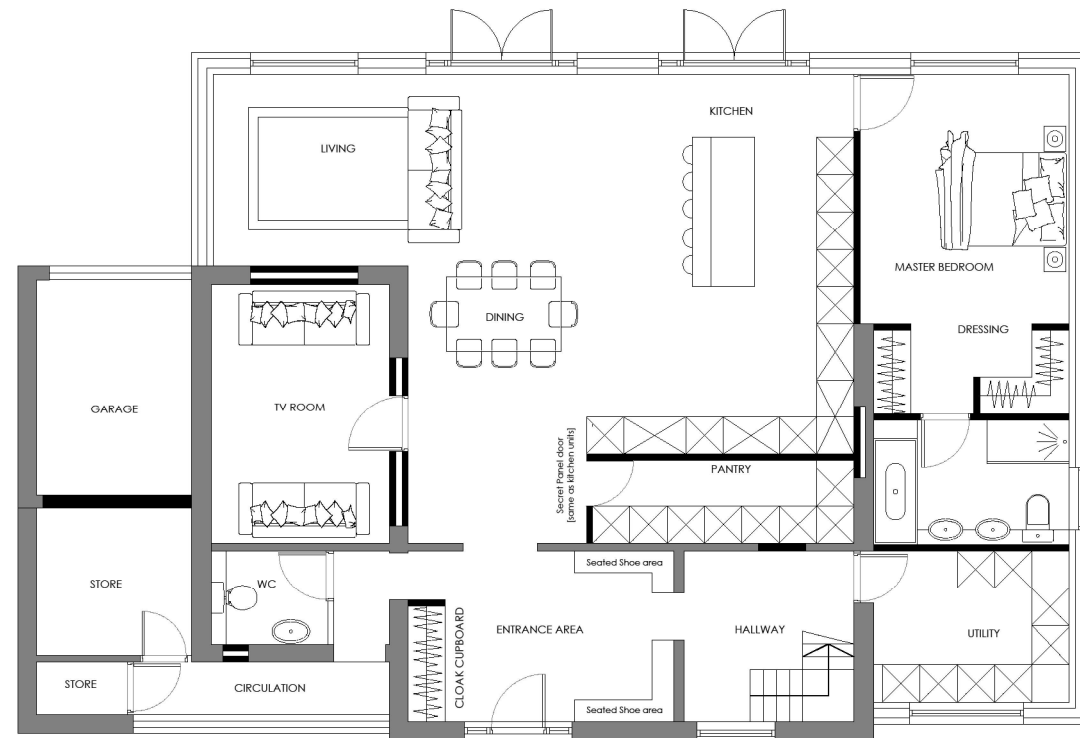
The existing single-storey side extension is proposed to be removed and replaced with a new two-storey side extension. The proposed extension has been carefully designed to integrate with the existing dwelling through complementary proportions, roof form and materiality, whilst providing a clear enhancement to the overall appearance and functionality of the property.

At ground floor level, the new side extension extends beyond the rear elevation of the existing dwelling to form a single-storey rear extension. This element projects approximately 4 metres beyond the rear building line and is finished with a pitched roof, creating a cohesive and subordinate addition that responds to the scale and form of the host dwelling.

The scale and massing of the development have been carefully considered to ensure that the proposal remains proportionate to the host dwelling and sympathetic to the character of the surrounding area. The retention of the existing garage extension, combined with the replacement of the existing side addition and the introduction of a modest rear projection, results in a balanced composition that respects the established pattern of development within the locality.

The design has also sought to improve the overall balance and composition of the dwelling. The proposed two-storey side extension has been positioned and proportioned to complement the existing built form on the opposite side of the property, creating a more balanced arrangement when viewed from the rear. This approach establishes a greater sense of symmetry across the rear elevation, helping to unify the appearance of the dwelling and create a more coherent architectural composition.

In order to ensure that the proposed two-storey extension remains subordinate to the host dwelling, the extension has been designed with a set-back from the principal front elevation and a reduced ridge height relative to the existing house. These measures establish a clear visual hierarchy between the original dwelling and the proposed addition, ensuring that the host property remains the dominant element within the overall composition. The resulting form is consistent with established residential design principles and helps to reduce the perceived scale and massing of the extension when viewed from the public realm.



5.0_ MATERIALS + APPEARANCE

The proposed extensions have been designed to complement and integrate seamlessly with the existing dwelling through the use of matching materials and architectural detailing.

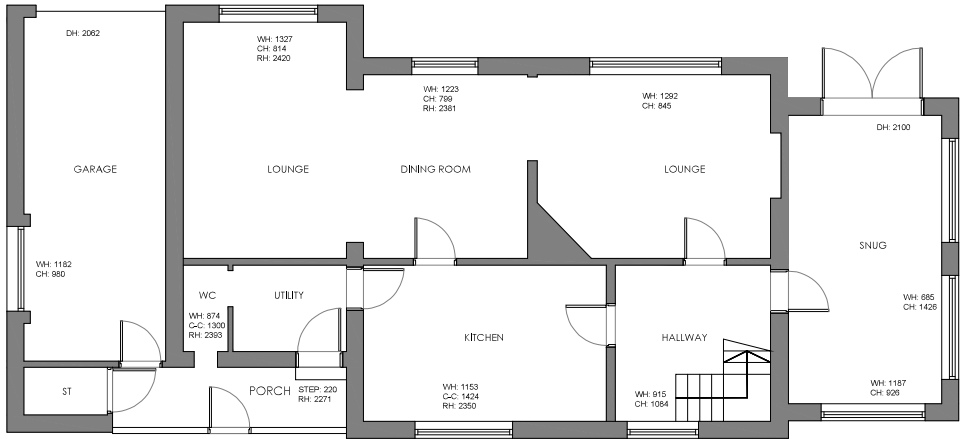
External wall finishes will comprise facing brickwork selected to closely match the colour, texture and appearance of the existing property. Roof coverings will similarly be chosen to match the existing tiled roof, ensuring visual continuity across both the original dwelling and the proposed additions. New windows, doors, fascias, soffits, rainwater goods and associated external elements will be specified in materials and finishes that are sympathetic to the character and appearance of the host dwelling.

The use of matching materials will ensure that the proposed development appears as a natural extension of the existing property, preserving its established character whilst providing modernised and enhanced accommodation. This approach will minimise the visual impact of the development and ensure that it sits comfortably within both the host site and the wider streetscape.

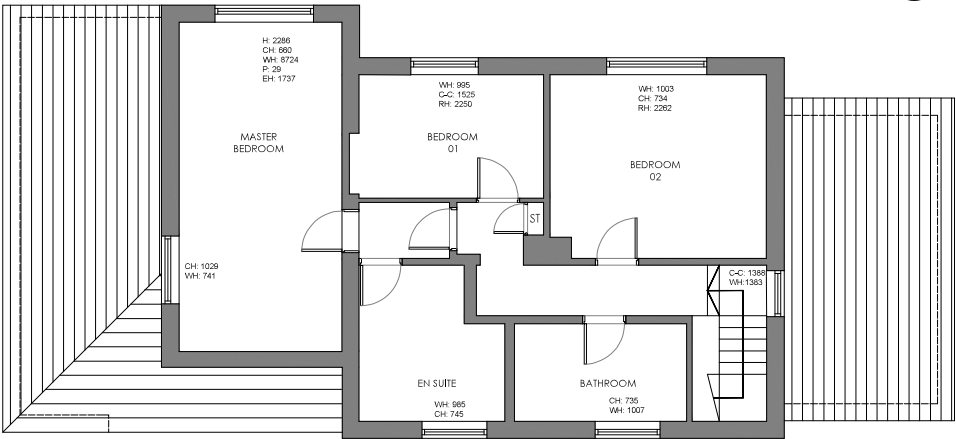
Overall, the proposed palette of materials has been selected to achieve a cohesive and harmonious appearance that respects the architectural character of the existing dwelling and contributes positively to the visual quality of the surrounding area.

6.0_ Planning Drawings

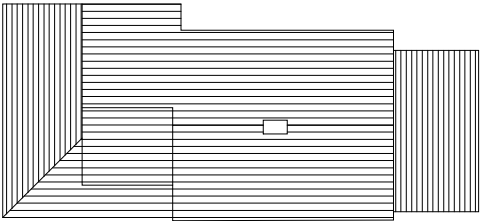
As Existing Floor Plans_



GROUND FLOOR PLAN
AS EXISTING
Scale 1:50



FIRST FLOOR PLAN
AS EXISTING
Scale 1:50



ROOF PLAN
AS EXISTING
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.

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Notes:

PLANNING

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SCALE 1:50

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Eight OneTwo
Architects

Tel: +44 (0)7761 570735
Email: info@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio A5_Brooke's Mill, Armistage Bridge, Huddersfield, HD4 7NR

Drawing Status:
PLANNING

Client:
MR & MRS WEST

Project:
SORREL BANK, WORTLEY, SHEFFIELD

Drawing Title:
AS EXISTING FLOOR PLANS

Drawing Scale: 1:50 1:100	Drawn By: JAL	Checked By: JAL
Paper Size: A1	Drawn Date: MAY 2026	Checked Date: MAY 2026

Drawing Number:
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As Existing Elevations_

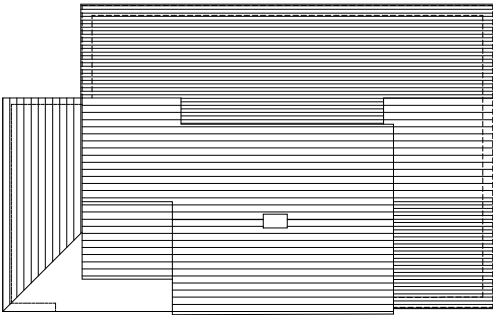
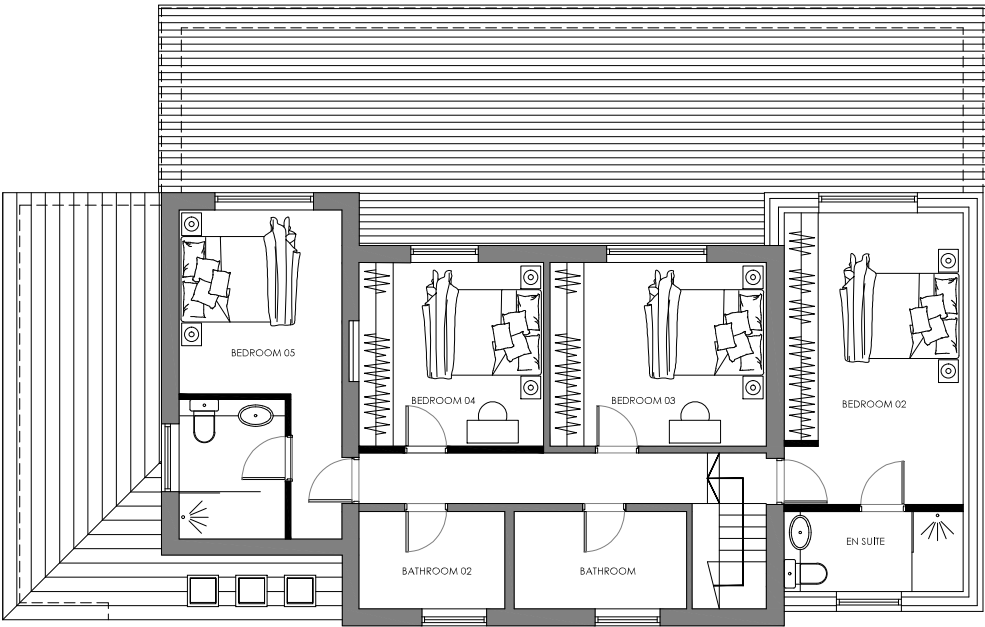
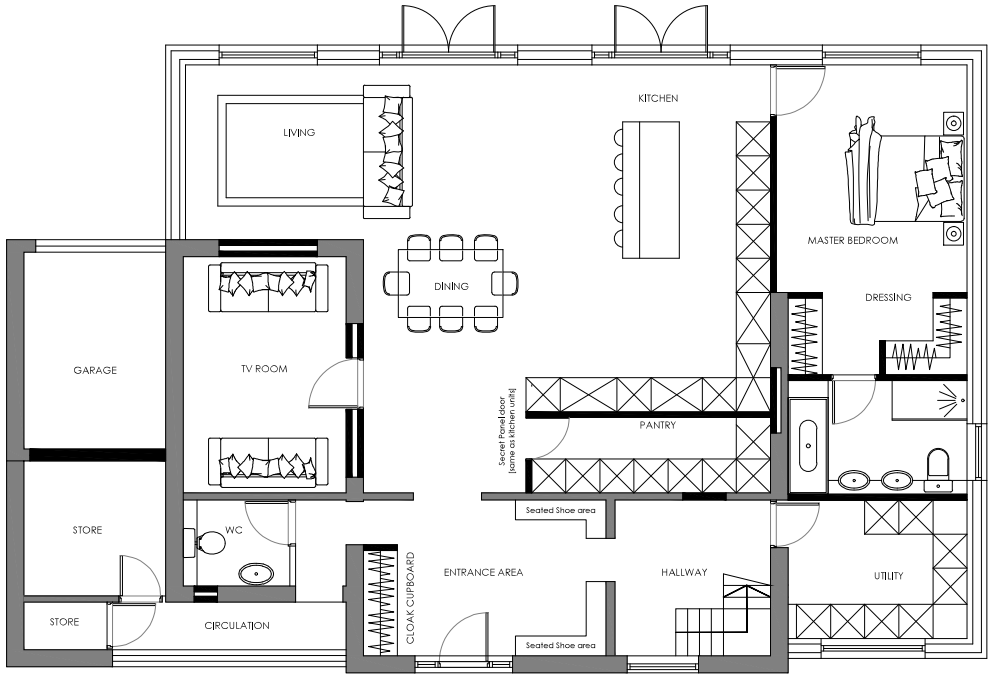


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6.0_ Planning Drawings

As Proposed Floor Plans_



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Notes:

PLANNING

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N

A 07/06/24 updated to client comments JAL JAL
Rev 001/24 Annotations JAL JAL

Eight_
OneTwo
Architects

Tel: +44 (0)7761 570735
Email: mail@eightone-two.co.uk
www.eightone-two.co.uk
Studio AS_Brooke's Mill, Armistage Bridge, Huddersfield, HD4 7NR

Drawing Title:
PLANNING

Client:
MR + MRS WEST

Project:
SORREL BANK, WORTLEY, SHEFFIELD

Drawing Title:
AS PROPOSED FLOOR PLANS

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1:50 1:100	JAL	JAL

Paper Size:	Drawn Date:	Checked Date:
A1	MAY 2024	MAY 2024

Drawing Number:
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6.0_ Planning Drawings

As Proposed Elevations_



8.0_ CONCLUSION

The proposed development has been carefully designed in response to the opportunities and constraints presented by the site. The scheme delivers additional accommodation through the replacement of an existing side extension and the construction of a new two-storey side and single-storey rear extension, whilst retaining the existing garage extension and respecting the established character of the dwelling.

The proposal achieves a balanced and sympathetic form of development that remains subordinate to the host property, enhances the overall appearance of the dwelling and preserves the qualities of its mature landscape setting. Through considered design, appropriate scale and matching materials, the development will integrate successfully with the existing property and make a positive contribution to the character of the site and surrounding area.

The site benefits from a recent planning permission under application reference 2024/0187, which approved the redevelopment of part of the site to facilitate the construction of two detached dwellings. The approved scheme represented a substantial form of residential development within the site and established the principle that additional built development could be accommodated within the plot. The approved dwellings were designed as large detached family homes occupying a significant portion of the site.

Whilst the approved scheme provided an opportunity for redevelopment, the applicants have subsequently reviewed their long-term requirements and concluded that the retention and enhancement of the existing dwelling represents a more appropriate solution. Rather than pursuing the demolition and redevelopment approach previously approved, the current proposal seeks to retain the existing house and invest in its long-term future through a carefully considered programme of extensions and improvements.

The proposed development therefore represents a significantly more modest form of development when compared to the previously approved scheme. The retention of the existing dwelling preserves the established character of the site, reduces the extent of new built form and limits disruption to the mature landscape setting. The proposal also avoids the need for the creation of additional residential units, new access arrangements and the wider impacts typically associated with more intensive forms of residential development.

The scheme should therefore be viewed as a sympathetic enhancement of an existing dwelling that delivers improved accommodation for the occupants whilst respecting the character, appearance and landscape qualities of the site. In comparison to the previously approved redevelopment proposals, the current application represents a restrained and sustainable approach that preserves the site's established identity whilst securing its continued long-term use as a single family dwelling.