



DESIGN & HERITAGE STATEMENT

Proposed extension and alterations

at:

The Silvermine
Mill Farm
Gunthwaite
Penistone
Sheffield
S36 7GE

for:

Katie Nicholson & Philip Brown

job nr:

24106

date:

22 May 2026

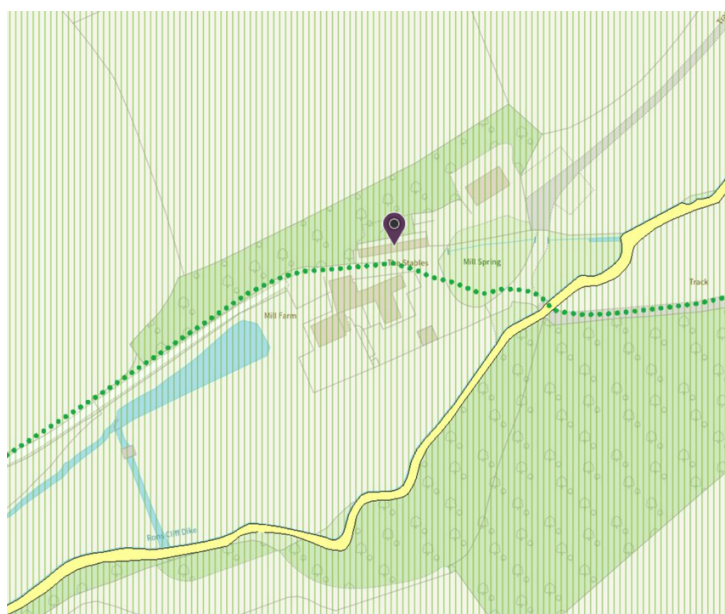
Introduction

This Design and Heritage Statement has been prepared by **ADP Architecture and Design Ltd** on behalf of Katie Nicholson and Philip Brown in support of a householder planning application for proposed extension and alterations at The Silvermine, Mill Farm, Gunthwaite, Penistone, Sheffield, S36 7GE.



The site

The site forms part of a small group of rural buildings surrounded by open fields and countryside, giving the area a quiet and distinctly agricultural character. The wider setting is informal and low-density, with dwellings and farm buildings dispersed within the landscape. The Silvermine is a private dwelling located to the north of Mill Farmhouse, a Grade II listed building, and is accessed by a track leading north-east from New Road. The proposed extension is positioned to the north-east of The Silvermine, at the furthest point from Mill Farmhouse.



The site location within the green belt

Existing and proposed use

The Silvermine is a private dwelling and will remain in residential use; no change of use is proposed.

The proposed extension and alterations will provide additional and improved bedroom accommodation for the family, together with improved access to the property's private amenity space and a more practical entrance arrangement. The extension is proposed within an existing area of hardstanding.

Design, Appearance, Layout and Scale

The proposed design has been carefully developed to keep the amount of extension to a minimum and to ensure that the works sit comfortably and discreetly alongside the existing dwelling and within the wider group of buildings. The extension makes use of the site's topography and follows the principles of the existing earth-sheltered design. Materials are generally proposed to match the existing building. The glass balustrade to the roof terrace has also been designed to appear lightweight and unobtrusive, allowing views of the building through it rather than creating a visually heavy addition.

The Silvermine currently has three bedrooms, one of which is a very small single room with no direct outlook and is presently used as a nursery. The internal alterations will provide a more usable third bedroom with windows giving a direct outlook. The proposed extension will also allow the creation of a guest bedroom and en-suite for visiting family.

In addition, the proposal will provide access to a first-floor ancillary garden room, creating a flexible space linked to the existing rear terrace and the new small roof terrace. This area can be used in connection with the dwelling as a garden room, home office or playroom, while also improving access to the private amenity space and supporting day-to-day family use of the property.

Landscaping and trees

The proposals do not affect any trees and will not have any adverse impact on landscaping. The works will also improve the property's relationship with its private amenity space. The extension sits wholly within an area of existing hardstanding between a retaining wall and the rear/side of the dwelling.

Access

There is no change to the vehicular access to the site. Pedestrian access will remain from the south and east elevations, with only minor alterations to these points of entry. The southern doorway will be repositioned immediately adjacent to its existing location to serve the bedroom corridor and provide a means of escape, while the eastern doorway will be incorporated within the proposed extension to give direct access to the new entrance lobby, enhancing and improving this entrance.

Significance of the Heritage Asset

The Silvermine is not a listed building. The relevant heritage asset is Mill Farmhouse, a Grade II listed building located to the south of the application site, with The Silvermine forming a separate dwelling to its north. The significance of Mill Farmhouse is derived principally from its age, traditional form, historic fabric and its contribution to the character of this small rural farmstead group.

Impact of the proposed development upon significance of the Heritage Asset

The proposed works are modest in scale and relate to The Silvermine, which is a separate unlisted dwelling. The development does not involve any alteration to the fabric of Mill Farmhouse and will not affect the features from which its significance is derived.

The extension is positioned to the north-east of The Silvermine, at the furthest point from Mill Farmhouse, and is contained within an existing area of hardstanding. Its limited scale, earth-sheltered approach and use of materials that generally match the existing building will ensure that it sits discreetly within the site and does not compete with or visually undermine the listed farmhouse.

Overall, the proposal preserves the setting of Mill Farmhouse and results in no harm to the significance of the designated heritage asset.

Summary

In summary, the proposed extension and alterations are modest in scale, sympathetic to the existing dwelling and will sit discreetly within the site. The works will provide improved accommodation for the occupiers without altering the fabric of Mill Farmhouse or harming its setting. Overall, the proposal will preserve the significance of the nearby listed building while providing a practical and well-designed improvement to The Silvermine, allowing this to function efficiently as a family home.

ADP Architecture and Design Ltd