

Quarry Cottage
Well Hill Road
Wortley
Sheffield
S35 7DP

Design & Access Statement

D S A

design

space

architecture

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Context: Around the Site

The existing house is in an isolated rural area surrounded by woodland, Well Hill Road, is a B road from Thurgoland to Green Moor provides access to the house and lies directly to the north of the site. The river Don lies to the South forming the southern boundary to the property and is at a lower altitude. Thurgoland 1 mile to the North, Green Moor 0.5 miles to the west and Wortley 1 mile to the east are the nearest villages. Wortley forge is a notable listed building to the east.

There is a single neighbouring property to the east, a detached stone house, the property boundary lies 1.5m from the east elevation of Quarry Cottage and from Quarry Cottage to the neighbouring house gable wall is 14m.



Nearby Wortley Forge



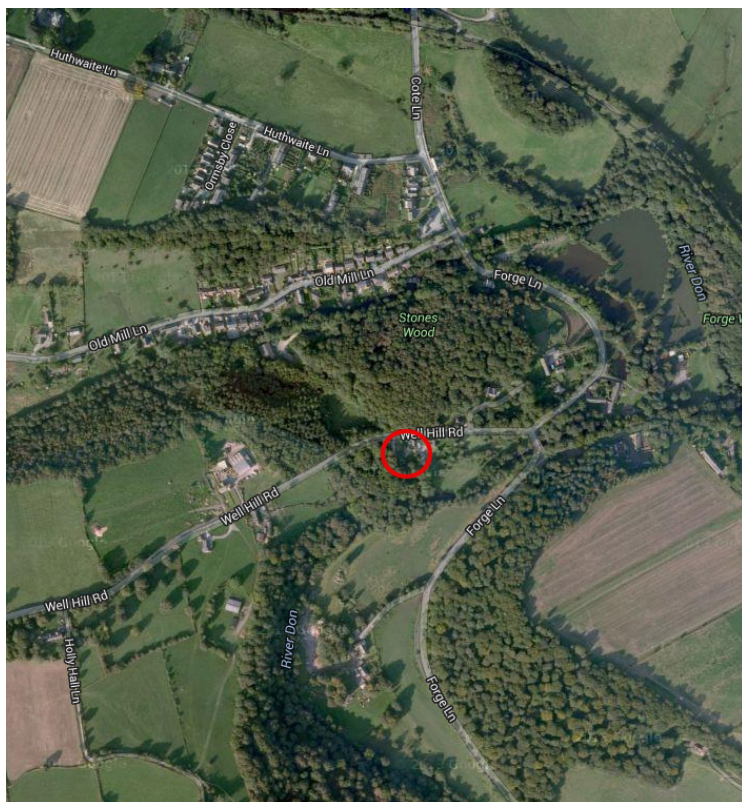
Junction of Well Hill & Forge Lane



Woodland along Well Hill Road



Isolated rural dwellings and farms



Aerial Photo



The only neighbouring property



The River Don running below the site

Context: The Site

The site (garden and house) measures 1100sqm with further adjoining ownership of woodland and disused stone quarries of a further 6,500sqm.

The site contains a single stone built two storey detached dwelling with a single storey lean to stone and glass extension; a stone built flat roofed detached garage, coal shed, terrace, lawns and gardens which open out to woodland containing the disused stone quarries and dropping down to the river Don to the South.

The site access is off the quiet Well Hill Road and accesses the east side of the site, sweeping around to the South and West providing access to the garage and parking area.



Approaching the site from the East



Approaching the site from the West



North elevation



East elevation



West elevation



South elevation



The site



Woodland & river Don



Detached garage

Context: Planning History & Relevant Policy

There are no previous planning applications for the house or site.

The site is within the BMBC Green Belt.

Barnsley recommends early discussion with their urban design and conservation officer.

The area falls under the National Planning Policy Framework 2012, in particular chapter 9, protecting green belt land and paragraph 89 - *LPA's should regard the construction of new buildings as inappropriate in green belt, exceptions to this are: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling.*

LDF Supplementary Planning Document - House extensions March 2012:

General Principles:

Proposals for house extensions must:

- be of a scale that harmonises with the existing building
- not adversely effect the amenity of neighbouring properties
- maintain the character of the street scene
- not interfere with highway safety

Extensions & alterations in the Green Belt:

- *The total size of the proposed and previous extension should not exceed the size of the original dwelling*
- *The original dwelling must form the dominant visual feature of the dwelling as extended*

The SPD gives further prescriptive guidance on designing extensions, generally sound principles but this is guidance only and can be very restrictive on good design and it should therefore be acceptable to use an alternative approach if it can be shown that it has no greater detrimental impact than the guidance in the SPD

Context: Consultation

A pre planning consultation took place; the pre app scheme is shown opposite. The scheme achieved the 100% increase in floor area as allowable under BMBC policy, it did this with a similar wing to the existing house, gable facing the street, ridge and eaves heights equal to the existing, it was however set considerably back from the principle (Well Hill Rd) elevation, which as can be seen from the montages on the following page allowed the existing building to remain the dominant form. The extension would have minimal impact approaching from the East and is heavily screened by existing planting approaching from the West. This was a well thought through sensitive proposal, emulating the details of the existing to produce a building of a high quality. The planning officer's response is detailed on the following page.



The original scheme plans & views

Context: Consultation

Planning officer Elaine Ward email 27/06/13 comments on the original proposal (shown opposite)

Adopted SPD: House Extensions

In the Green Belt, the total size the SPD goes on to say on Page 17 that the sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling, and unfortunately this proposal exceeds that. The effect is that as is currently proposed, the extension does not appear subordinate to the host property, but appears as two dwellings, which are offset from each other.

In addition, since the plot is very visible from the road, we would expect a set-back to both front and rear. If this could be achieved then the roof height (which is the same as the existing property) may be acceptable, but would normally be expected to be lower than the host property.

Please bear in mind also that the porch you propose is not PD. The maximum PD size is 3 square metres measured externally, not 3 metres squared. In such a prominent position we are likely to remove PD rights where an extension of 100% is granted in the Green Belt, so both the porch and the orangery would need planning permission which would be unlikely to be granted following approval of such a large extension. Also the porch is not PD if any part of it is within 2m of the boundary of the swelling house with the highway, though it is hard to tell from the photos.

I would suggest a longer, but thinner extension, with small set back to front and rear where you could still achieve the 100%, and delete the porch.

Although not in agreement with many of the points the planning officer raised, in the interests of avoiding a lengthy appeal process, a full re-design took place. The redesign turned the gable at 90° to the existing, reduced ridge & eaves heights & simplified the porch design.



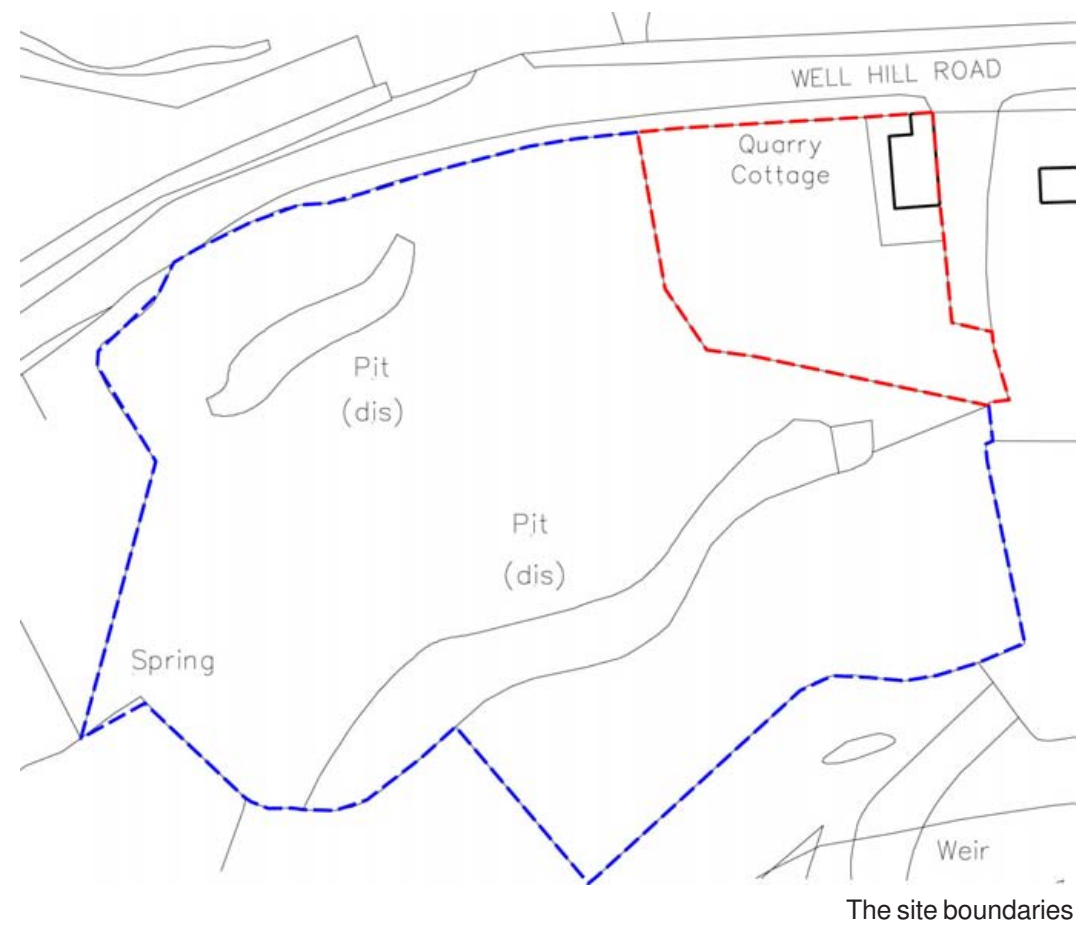
The original scheme montage



The original scheme montage

Design: Use

The property is a very small two storey cottage with the first floor partially in the roof, the house has substantial grounds associated with it, and the house footprint covers only 5% of the grounds (red line). The house has one double and one single bedroom and is substantially undersized for the area and value of the plot; it indeed would only be suitable as a starter home; if left as at present the cost of refurbishment along with the substantial plot value make the house unmarketable without the potential for a substantial extension.



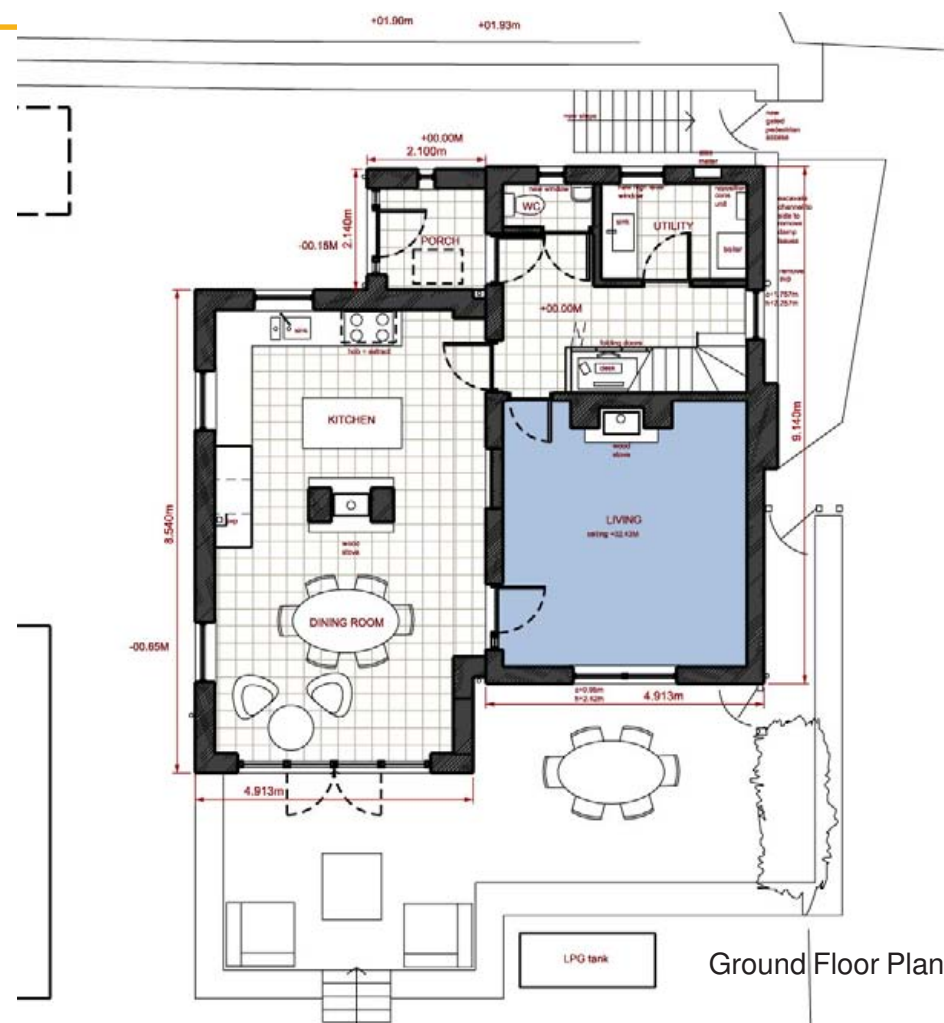
Design: Amount & Layout

The original property measures 74sqm over two floors, there is later single storey extension measuring 15sqm. The proposal will provide an extension of 100% increase over the area of the original house, totalling 148sqm, and the existing extension will be demolished. The small new porch is also included within the 74sqm.

There is an existing detached garage to the property measuring 20sqm circa 1970's, from historical data it has been determined that there were outbuildings pre 1948 with a footprint of 11sqm (no longer existing), the garage represents a 90% increase in floor area over the original outbuildings, so it is proposed to retain the existing garage as it represents less than a 100% increase in the area of original outbuildings and therefore does not need to be discounted from the house calculation.

There are no neighbour issues to the west where the extension is proposed and over 25m to the western site boundary with mature woodland beyond.

Schemes were explored along the lines the planning officer suggested of 2/3rds width of the existing house the problem being the rooms become very narrow (given the restricted headroom at eaves) creating unsatisfactory spaces that struggle to achieve minimum space standards.



Ground Floor Plan



First Floor Plan

Design: Scale

The planning officer was keen to point out the SPD guidance stating an extension should be no more than 2/3rd the width of the original property; this may be a good rule of thumb when dealing with properties on built streets and housing estates but it should be taken into account that there are no adjoining properties to the East and the site is encircled by mature woodland.

Many precedents have been set by BMBC planning department of extensions that far exceed the 2/3rd guidance. Of particular relevance is the example shown opposite as it is of a similar age, style and scale, the properties are nearby at Hood Green, both semis have been recently extended to the sides (facing the road) by more than 100% the width of the original house.

Below right, the recently approved planning permission for a 100% extension in the green belt near Pilley, a similar project again in terms of the style and scale of the original dwelling and the isolated woodland setting, two storey extension to side and rear greater than 2/3rds the width of the original dwelling, ridge and eaves heights equal.



Precedent at Pilley



Precedent at Hood Green



Design: Scale

The illustrations opposite compare what the applicant could currently build under permitted development rights to the proposed scheme. With the new 8m rear extension rule to permitted development rights (neighbour consultation had no objections) it would allow for a large volume to the side and rear, although it would have to be constructed from similar materials it makes for an unsightly, miss-proportioned intervention which arguably has a greater impact upon the green belt (given its unsightly form) than the proposal.



Design: Scale

The illustrations opposite compare a volume based on the guidance given in the BMBC Supplementary Planning Document with the proposed scheme. This exercise is to demonstrate that although the side extension to the proposal exceeds 2/3rds the width of the existing, it actually has no greater impact on the openness of the green belt than a proposal that follows the guidance prescriptively.

The key views being Well Hill Road approach from the east and from the west.

As it can be seen from the east view, the proposed side extension is set deeper in the site with a lower ridge and eaves height and so the impact is substantially less than the SPD scheme, also the proposed scheme has no rear extension which further reduces the impact.

As it can be seen from the west view, again given the deeper set back and lower ridge and eaves height the massing is very similar but with the proposed scheme having a deeper set back from the principle elevation more of the original house is retained thus allowing the original house to remain the dominant form.

*As mentioned earlier in the document the SPD volume study also produces unsatisfactory internal spaces that struggle to meet minimum space standards.



SPD Volume



Proposed Volume



SPD Volume



Proposed Volume

Design: Scale

Although vegetation is not shown on the views on the previous page, there is a large mature tree in the foreground to the west approach which extensively screens the proposed extension. The applicant would be willing to accept a condition stipulating that this screening is to be retained if the planning officer felt it necessary.



Montage approach from the West

Design: Appearance

The extension is designed to replicate the existing building; the coursed (varying courses) sandstone will be matched as closely as possible with an aged or reclaimed stone, the existing roof of small format blue slates with banding of half rounds will be matched. The stone window header and cill details will be copied as closely as possible. The white ornate wooden fascia's will be matched in with the existing and heritage green timber windows will replace the white PVC windows. An ornate in keeping wrought iron Juliet balcony will be provided to the master bedroom French windows. Existing PVC pipes and gutters will be replaced with a black cast iron effect PVC system, soil vent pipes will be internal and the unsightly existing soil pipe to the east elevation will be removed. The terrace and walling to the rear of the property will be extended to create a more useable space.

The extension and works to the existing will be of a very high quality that will make significant improvements to the existing house and site. The applicant is going to considerable expense to produce a building that is sympathetic to the site and existing house.



View from the South

Access:

No proposed alterations to highways

A new pedestrian access is formed to the front of the property, but does not require any highways work

Emergency services access is available from Well Hil l Road.

Refuse & recycling area is retained alongside the house for roadside collection.

Two means of escape are available from all the rooms direct to outside.

Conclusion:

NPPF states that extensions in the green belt are exceptions to inappropriate development, as long as they are not disproportionate to the original building.

Barnsley LDF SPD states that an extension should not be larger than the original property - the proposal complies with policy

Barnsley LDF SPD states that an extension should allow the original building to remain the dominant form - the illustrations and montages in this document clearly demonstrate this point.

It has been shown that the tiny footprint of the existing building is disproportionate to the plot size

There are no neighbour issues to the west where the extension is proposed and over 25m to the western site boundary with mature woodland beyond

It has been shown that the proposal has no greater impact than a solution that specifically meets all the size guidance provided in the SPD - this is an acceptable alternative approach.

Consideration should also be given to the high quality build proposed, carefully matching in of materials and details to form a coherent building along with improvements that will be made to the existing building and site.

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Notes.

All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

