

FORGE HOUSE, FORGE LANE, WORTLEY, SHEFFIELD, S35 7DN
PROPOSED EXTENSION TO DWELLING
DESIGN AND ACCESS STATEMENT



1.0 Context

- 1.1 Forge House is a substantial stone built property, which was originally used as a blacksmith's forge with living accommodation at first floor level. A change of use application was made in July 1987 for the building to be used as a calibration and standards workshop (application No B/87/0896/PR), and approval was granted on 21st August 1987.
- 1.2 After retirement the applicant made a planning application on the 21st October 2009 for minor alterations and a proposed change of use to convert the redundant calibration and standards workshop to its original use as a dwelling (application Number 2009/1338). Conditional approval for the dwelling was granted on the 14th December 2009 and has since been largely implemented.

2.0 The proposal



- 2.1 The applicant now wishes to extend the property and carry out some internal alterations so that the dwelling meets his present and future needs.
- 2.2 The extension comprises a WC, Kitchen/lounge and a balcony at first floor level, and is built largely on the footprint of the original building (see above photograph). It has a traditional form, with a gable end echoing the existing house. The building materials have been chosen to match those of the existing, adjoining structure: coursed natural sandstone rubble for the walls, natural Welsh slate roof tiles and stained timber framed windows and doors.
- 2.3 There has been discussion with officers of both Barnsley MBC and English Heritage and the proposal is agreed to provide a restrained combination of modern accommodation that resonates traditional form, which will help to protect the setting of the neighbouring listed buildings, the Wortley Top Forge and the valley itself. English Heritage has confirmed they would have no objection to such a scheme, providing that the materials match as closely as possible to the existing.

3.0 Access

- 3.1 The existing vehicular entrance drive provides adequate access to the property.
- 3.2 Where possible the proposed extension will be designed to comply with Part M of the Building Regulations.

4.0 Further Information

For additional information please see the following drawings;

- 3518(0-)01 Location & Site Plan
- 3518(0-)02 Plans As Existing
- 3518(0-)03 Elevations As Existing
- 3518(0-)04 Plans As Proposed
- 3518(0-)05 Elevations As Proposed
- 3518(0-)06 Sections As Proposed

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ARCHITECTS

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