


DESIGN STATEMENT



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**2 Pabillo Row
Hermit Hill Lane
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THE SITE

Situated on Hermit Hill Lane 0.9 miles from Halifax Road/A629 stands a 200 year old development consisting of a row of two cottages known as Pabillo Row Cottages and one adjacent barn conversion property.

The two developments have differing styles with regards to age difference between existing cottages and when the barn the conversion was undertaken. This is reflected in the external facade on the cottages being a mushroom render textured finish and natural blue slate roof and natural stone facade and stone roof tiles on the barn conversion.

The existing row of cottages is somewhat out of balance with distribution of internal space hence the reason for the proposals. The cottage in question was built over 200 years ago and whilst providing a home and shelter back then does not reflect progress in today's internal living environment. This is evident with the low floor to ceiling heights, small windows, low sill/head heights above floor level and lack of natural light, coupled with claustrophobic and oppressive feel.

The cottages are based in a beautiful location with surrounding views of predominately green landscape. The position of proposed cottage extension is set back furthest away from Hermit Hill Lane and not in close proximity to other neighbouring properties which are over 500 yards and above



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The end cottage is fortunate to host a large garden area, hence providing development opportunities for additional floor space to the cottage and alleviating existing problems within the main cottage.

With the allowable extension area being 100% of the main cottage, it was somewhat difficult to make it look secondary to the existing cottage as an extension, so the position of the new extension would be set back from the main front elevation to make it subservient to the main cottage. The cottage in question currently does not have render to the front elevation due to deterioration and maintenance issues and therefore displays a natural stone facade, more in relationship to the barn conversion. The extensions front elevation would then match this same stone facade



Fig 1

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and harmonies the overall development between barn and cottages with render on the remainder elevations.

The front elevations orientation is towards the north east, so therefore struggles for natural light, due to small windows, low sill/head heights and low ceiling heights. The intensions are to keep the general character of the cottage whilst making subtle changes internally with regards to increasing floor to ceiling heights and opening the large internal existing walls up to allow even light distribution.

This is more difficult to achieve in the new extension as we are trying to accommodate a more current living environment on the inside, so we need to achieve practical ceiling and window heights. In order to make this happen, then the windows shown on the first floor would need to be raised slightly

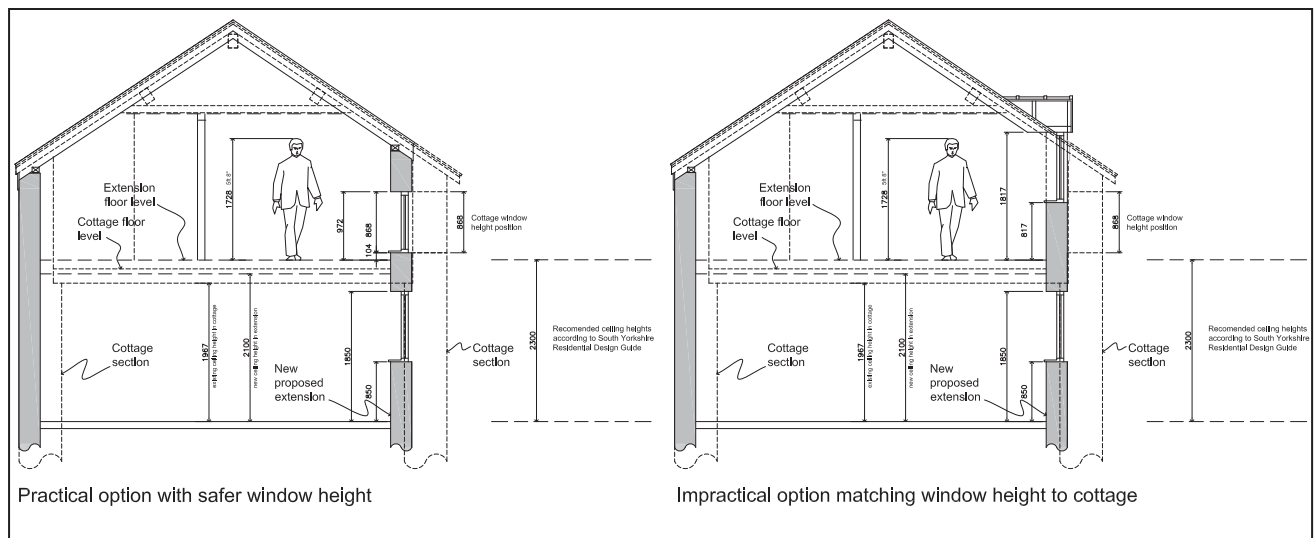


Fig 2

to accommodate this improved living environment. As you can see this in (Fig 1) the gable windows are set at a practical height and the eaves can be seen falling to mid height of these windows which highlights this flaw within the cottage with regards unpractical window heights and low level light deprivation. This is why our intension to use raised eaves with a eaves dormer roof above the window to ease the problem. This can be seen on the section in (Fig 2).

Although this does not directly relate to the existing cottage it is however not alien to the surrounding cottages and buildings in Wortley. As you can see



Property on Park Avenue



Neighbouring property to Wortley Golf Club



Property off Halifax Road

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on the above page, this is a popular design to overcome the problem that is faced with this type of cottage design.

CONCLUSION

There has been many design explorations to the problem faced with this cottage, but it is important that we do not neglect a property just because it does not work, we have to connect with it and help it evolve into a present day enjoyable living environment. The design put forward allows this to happen and will help current and future generations to enjoy the building as well as the beautiful views around it.