

Design and Access Statement

The house

10 Worsbrough Village is located in the Worsbrough Village conservation area. It currently consists of a detached stone house and timber garage block, sited in approximately ½ acre of mature wooded garden.

It was the Old Vicarage, a house dated 1696, with date stone, and with later additions. It served as the Vicarage to St Mary's Parish Church Worsbrough Village. The grounds were divided c.1980 and the house was sold by the church to private owners.

The house is constructed of sandstone, it has been faced with areas of cement render. The south elevation has been pebble dash rendered. The main roof is stone tile with slate tiles roofing the additions.

The listing states the following with reference to features:

WORSBROUGH WORSBROUGH VILLAGE

SE30SE

2/112 Worsbrough Vicarage 11.11.66

GV II

House. Dated 1696, later additions and alterations. Pebble-dashed sandstone, stone slate roof. 2 storeys with attics, 3 windows to 1st floor; 2-storey, single-bay addition on right; wing to rear right; C20 addition to left (not of special interest). Part-glazed door in square-faced surround to right of centre flanked by C19 canted-bay windows with stone mullions and transoms. Square bay window on left has C20 casement beneath lintel showing stoolings of 4-light mullioned window; datestone on its right inscribed 1696. 1st floor: three 3-light double- chamfered, mullioned windows each beneath hoodmould with lozenge-shaped stops, windows on right have lowered sills. Shaped kneelers, ashlar gable copings. Corniced ashlar end stacks, matching ridge stack between bays 1 and 2. Addition on right of main range: 3-light mullioned window to ground floor, casement above, end stack on right. Rear: wing retains mullioned-window openings on 3 floors, all having dripstones; shaped kneelers and gable copings. Interior: old iron-studded door in left return of main range has lion's head knocker. Collared, principal-rafter trusses visible in attics.

Listing NGR: SE3501202707

A single storey extension, (c.late 20th Century) constructed of brick, provided a new kitchen and entrance to the building. This was revised in 2017 with the conversion to a pitched roof timber framed extension. The listed external door has been located inside this extension and protected by an enclosed timber framed porch.

The Design Principles Applied

Recognition of the paramount importance of maintaining the structure and integrity of the house within its environment. The work proposed involves two distinct principles:

1. Reinstatement of original features:

In this context there needs to be suitable access to the rooms at second floor level so that these rooms can be brought back in to use.

2. Maintain the integrity of the existing features:

Repair and renovation where possible and to replace with complimentary materials where necessary. To this extent the use of new green oak ceiling beams to bedroom 4 to replace the fully worm degraded originals is proposed. All original timberwork to continue to be maintained and prevented from further erosion and where possible for the timbers to be exposed to view.

Steps Taken to Appraise the Context of the Development

The house is in the Conservation Area of Worsbrough Village and adjacent (by garden) to the Grade I listed St Mary's Parish Church.

The local conservation officer has been approached and consulted prior to submitting this planning application to determine if an amendment to the existing plans could be made. His feedback has been considered.

A PhD thesis of the buildings of Worsbrough has been studied.

The listing of the building has been studied and there are no proposals made that will affect the features listed.

The proposed development will have minimal impact upon the conservation area or upon neighbouring properties.

Access

Access to the building is currently through a gated driveway. This leads to a front door on the South elevation and a porch door on the West Elevation.