Garden Cottage
Wortley Hall
Wortley
Sheffield
S35 7DB

Design & Access Statement

D S A

design space architecture

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Context: Around the Site

The site is nearby the tourist village of Wortley on the main A628 between Penistone and Sheffield. Wortley is a conservation area and consists of mainly stone housing with a church, post office (a), coffee shop and public house. The main attraction to the area is the historic Wortley Hall (c) and gardens. There are a number of properties within the grounds of the hall, one of these being the applicant's property, Garden Cottage. The property is accessed through the gates of the Hall (b) from the centre of the village and is set back but visible from the narrow avenue that is the main access to the hall. The Hall is a listed building and the majority of the properties within the grounds are mentioned as part of the listing. Wortley and the Hall are surrounded by green belt farm and wood land (d).

a

b

c

d

Aerial photo

Context: The Site

The Avenue (the entrance road) to Wortley Hall approaches the property form the West, the property can be seen here through the mature trees (a). It is a substantial site of approximately 2,300sqm containing what was originally the butlers (for the hall) cottage(b,c,d), a number of stone outbuildings and lean-to's (e,f) and a prefabricated concrete garage (h). The house itself has seemingly been extended a number of times although all these appear to be historic, predating modern planning laws; the most recent addition is possibly the small precast concrete garage to the north of the house which appears to be post war. Wortley Hall is obliquely visible directly to the South, to the East lies open farm land, to the South East and West of the site are small areas of woodland that provide some screening of the property. The property is bounded by predominantly dry stone walls, the garden areas are mainly grassed with a number of small trees and shrubs, and there are distant views to the East over the open farmland. The land falls away to the East and the house is set approximately one metre lower than the access road to the hall.

a

b

c

d

e

f

g

h

Context: Planning History & Relevant Policy

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

The site is beyond the curtilage of Wortley village and falls within the Green Belt

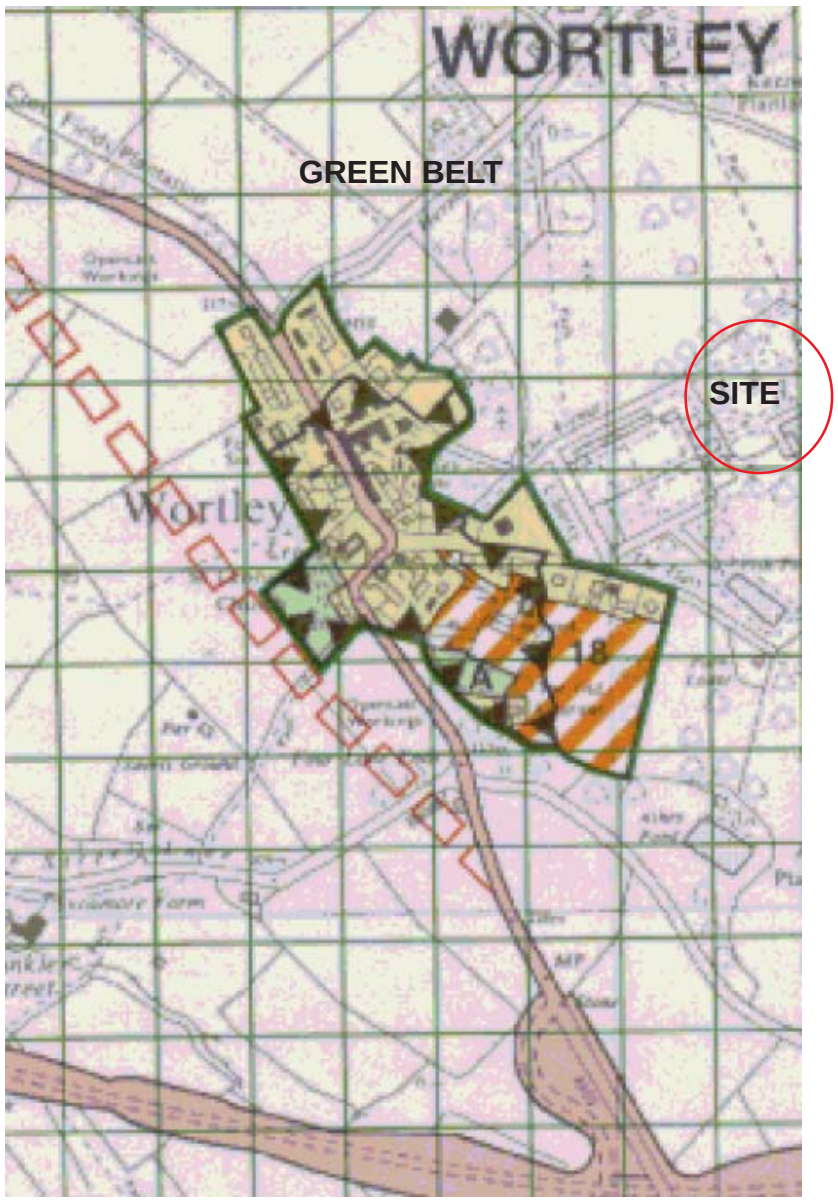
The house forms part of the Wortley Hall Estate and is mentioned within the listing of the Hall so will require listed building approval

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.*

Also saved BMBC UDP policy GS8E is relevant as the development is within the green belt.

BMBC state that: '*Any extension (proposed or previous) within the green belt should not exceed 100% of the floor area of the original house; the original house should also remain the dominant form.*'



UDP plan

Context: Consultation

The conservation officer Mr Tony Wiles was consulted over the original scheme (shown opposite). His response is detailed below.

As discussed my main concern related to the general increase in size and the fact the original building (albeit the rather awkward appearance to the rear (hall side) elevation) is getting lost. The cottage appears to be an estate workers / gardeners cottage that has undergone a number of phases of extension in the past from a very small dwelling, resulting in the double ridge / offset gable / valley / lean to arrangement. The existing monopitch kitchen extension to the South west does not work well and I would have no objection to the removal of this. However its simply the fact that the current rather compact and pleasingly proportioned building is becoming something that is slightly more grand, with long elevations without breaks or some other visual subdivision.

I would not be against an extension in principle, but would be keen to preserve a sense of the overall existing proportions of the cottage.

A redesign took place which created a set back on the critical roadside elevation of the extension and also a change in materials to emphasise the original building in line with the conservation officers comments.

Upon further consultation with the officers it was felt that the render was a step too far and they would be happy with a step of 500mm to delineate between new and existing which would also produce a lower ridge line, they felt that stone would be more appropriate in this location.

It was also suggested that the porch with a gable as opposed a hip would be more in keeping.

These comments have all been taken on board in the submitted design.

The original scheme

Revision 1 after consultation

Design: Use

The existing house measures 216sqm in total and contains four bedrooms, a small bathroom, a small kitchen, dining room, two reception rooms, study, parlour and WC. The property is currently in a poor state of repair and the new owners are on with a programme of restoration and modernisation. The property also suffers from a number of poor quality additions such as the lean-to kitchen area to the main west elevation and a similar lean-to to the North corner of the building. The proposal is to demolish these two areas and re-plan, improve and extend to form a larger more coherent home. A further proposal is to demolish the concrete prefabricated garage and build a more in keeping stone structure nearby.

West elevation

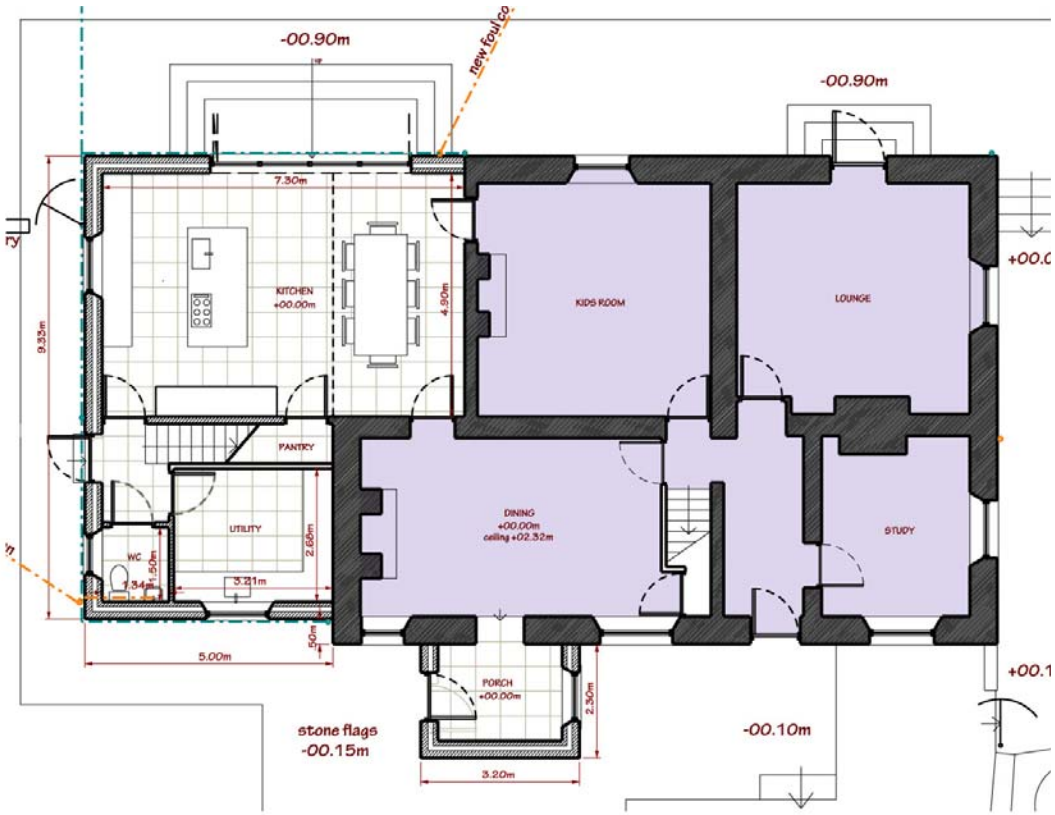
East elevation

Design: Amount & Layout

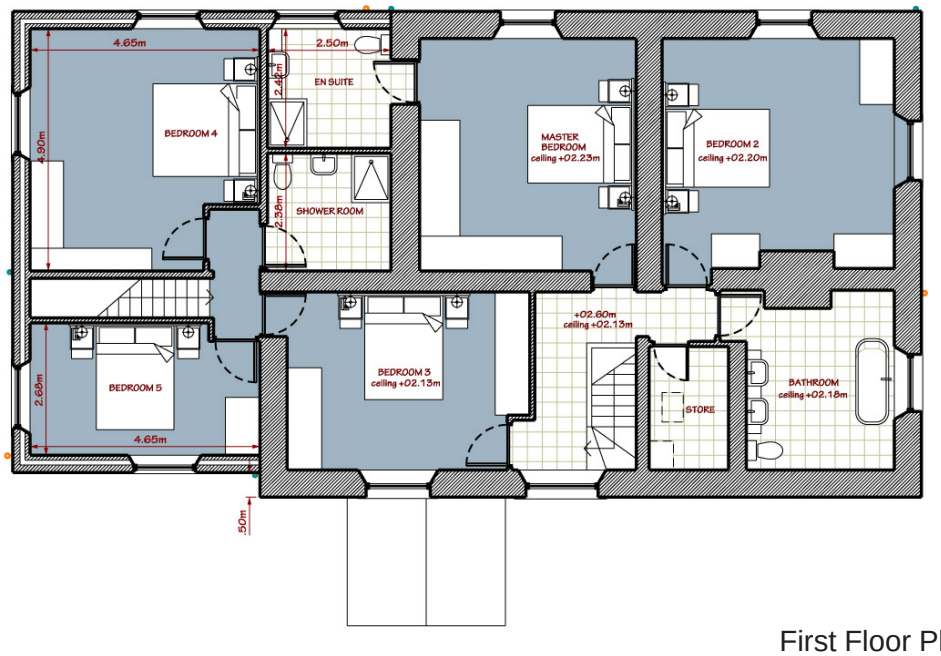
The proposal is to extend the property over two stories by 32% of the existing internal floor area, an additional 95sqm. The extension will be positioned on the North of the property, extending what are currently two adjoining gable walls. Alteration of the layout will provide the much needed large kitchen/ diner overlooking the gardens and views to the east and a utility room and WC replacing the poor quality accommodation in the lean-to's. First floor will provide two additional bedrooms and en suites but the existing smallest bedroom will be lost to become the new bathroom with the existing bathroom becoming a storage area.

An existing prefabricated concrete garage will be demolished and a new stone single garage erected to the West of this along with a new stretch of driveway.

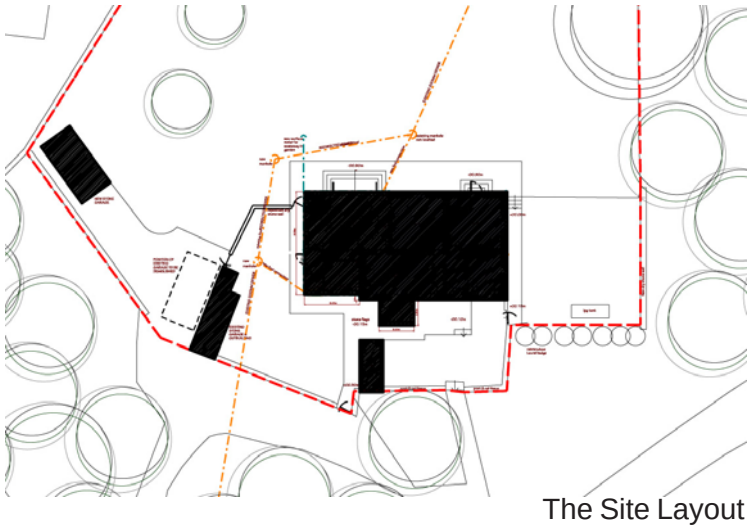
A poor quality wire fence to the eastern boundary will be replaced with a dry stone wall and a laurel hedge to the south of this will be reintroduced.



Ground Floor Plan



First Floor Plan



The Site Layout

Design: Scale

The extension is designed to be of a scale that allows the original house to remain the dominant form, particularly with views from Wortley Hall and on the approach along the avenue, as these will be the only views seen by the public; the surrounding area all being private land.

Ridge and eaves heights of the extension are no higher than the existing house; on the new North West wing the ridge height will be lower than the existing due to the narrower block; this elevation is set back 500mm from the principle elevation. Proportions are designed to match and remain in keeping. A hipped roof is utilised on the new extension to reduce the scale and match the hip at the opposing end of the building, this helps to creating a more balanced building.

Birds eye view

The Avenue elevation

Design: Appearence

The extensions are designed to copy and emulate the existing building; the coursed (varying courses) sandstone will be matched as closely as possible with an aged or reclaimed stone, the new roofs will use an aged art stone to match in with the existing. The stone window cills and headers will be copied as closely as possible. The existing, timber sash windows are currently being restored, new timber sash windows will be used in the extension as close a match as possible given modern regulations; all windows will be painted heritage green. New timber gutters will be sourced to match the existing that will either be restored or replaced; these will be painted heritage green to match the windows. New black cast iron effect PVC downpipes and soil pipes will be used on the extension and either the existing cast iron gutters will be painted black or replaced with new black cast iron effect PVC. Generally a sensitive in keeping extension is proposed that will enhance the original building without detracting from it.

East elevation

East elevation

Access:

There are no alterations to the vehicular access

Parking and access arrangements for the property have been improved by providing a useable garage and further driveway

Emergency services access remains unaltered

Refuse & recycling arrangements remain unaltered

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

Appendix: designSpace portfolio

DSArchitecture are specialists in one off sustainable, contemporary homes, established for four years, our first completed building won the Home Building & Renovating competition for best do it yourself project.

New Dwelling, Rockside Road, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.

New Dwellings, Racecommon Quarry, Penistone

The two low carbon dwellings curve and slice into the hillside, covered in an intensive green roof they can not be seen from outside this old quarry in the Sheffield green belt. The one long curving south facing elevation uses a canted section to bring light deep into the dwelling and assist natural ventilation while framing the views of the wildlife on the man made lake. The two buildings are truly unique to their setting and connected to their landscape.

New Dwelling, St Johns Drive, Grantham

Taking on a site with two schemes by other architects already refused planning, required a brave approach; the solution, a stunningly unique eco friendly home. A building of three parts; two curved sedum planted roofs, slicing into a central 'modernist' box reduced the apparent scale that had been the downfall of its predecessors and created a beautiful ever changing building from any angle, cutting edge ICF construction and the latest renewable energy sources complete this truly unique building.

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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.