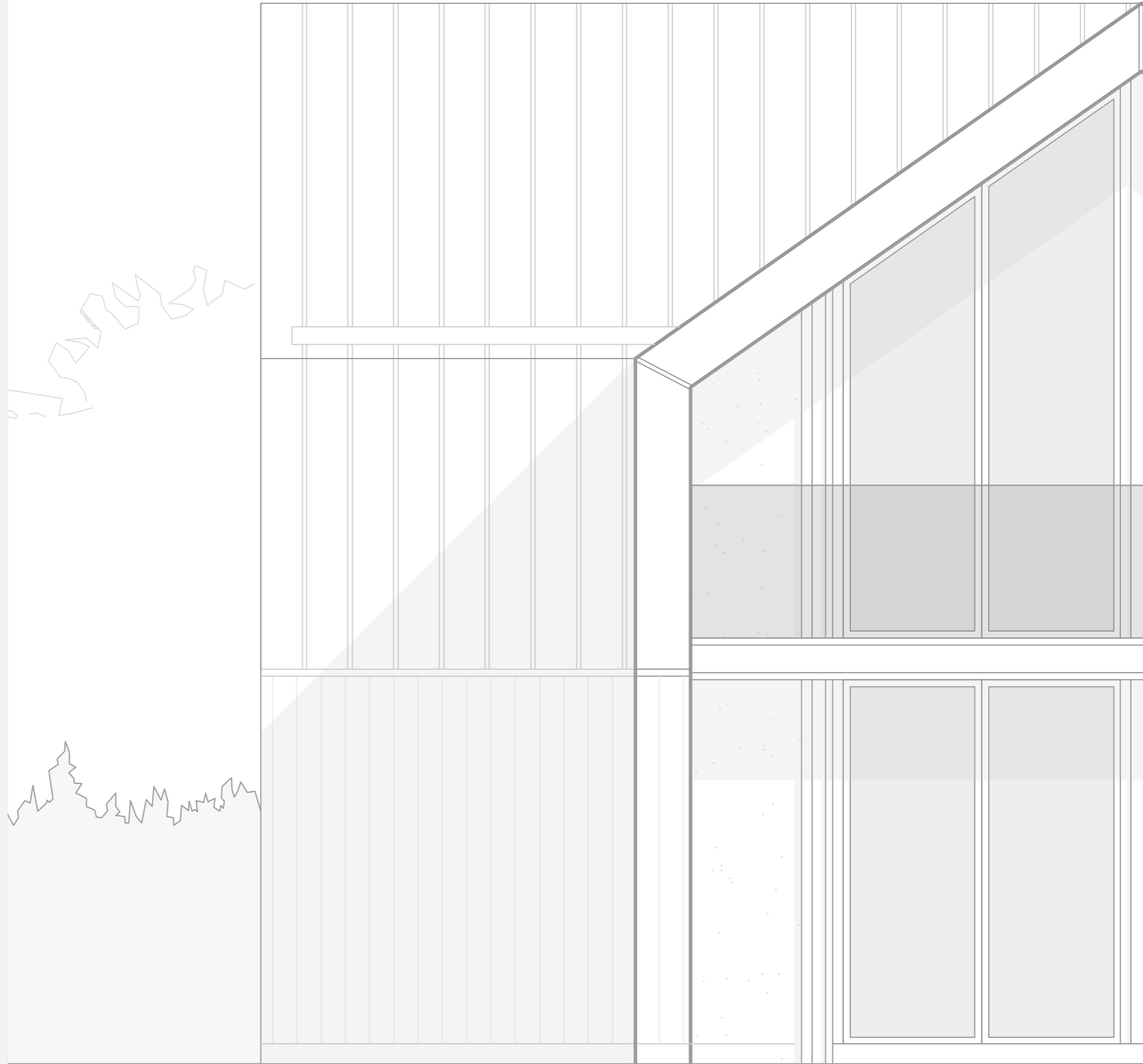
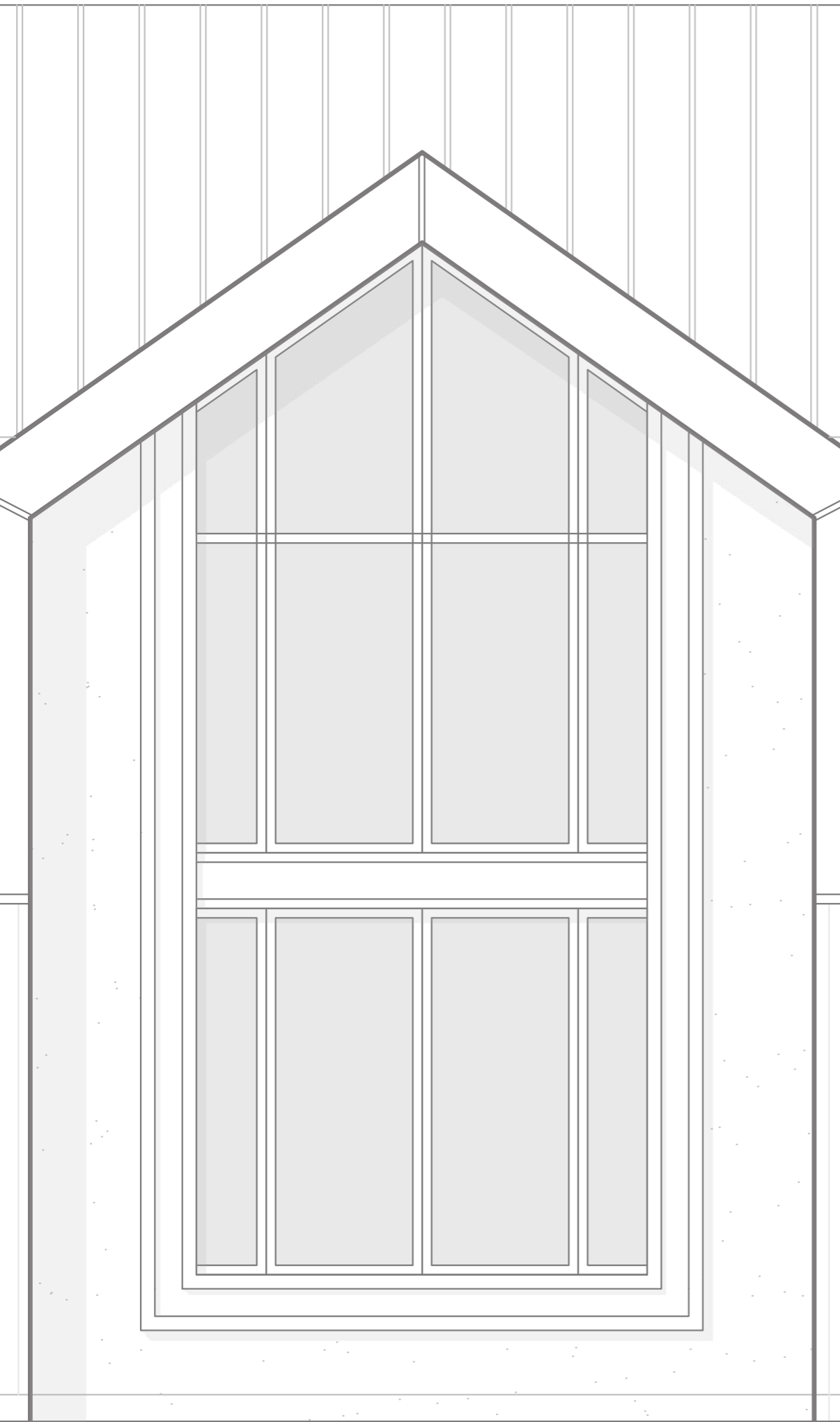


# HODSOCK CROFT

HODSOCK LANE, WORKSOP  
**23033 (PL) 500 C DAS**





# CONTENTS:

**01 - INTRODUCTION**

02 - SITE CONTEXT

**03 - DESIGN DEVELOPMENT**

04 - PROPOSED DEVELOPMENT

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# APPLICATION DOCUMENTS:

23033 (PL) 001 A - Site Location Plan  
23033 (PL) 005 A - Existing Site Plan  
23033 (PL) 010 B - Existing Floor Plans  
23033 (PL) 020 \* - Existing Elevations  
23033 (PL) 025 E - Proposed Site Plan  
23033 (PL) 100 H - Proposed Floor Plans  
23033 (PL) 200 A - Proposed Elevations  
23033 (PL) 400 A - Proposed Section  
23033 (PL) 500 C - Design and Access Statement  
23033 (PL) 600 \* - Proposed Visual

## **STATEMENT:**

This Design and Access Statement is submitted in support of a full planning application for permission to extend an existing dwelling with associated landscape works at Hodsock Croft, Carlton-in-Lindrick, on behalf of our clients.

## **PROPOSAL:**

The proposal would involve the extension of the existing dormer bungalow to create a wellness suite with associated plant rooms, as well as accommodation at first floor level, together with associated landscaping, surface car parking and an integral garage within the proposal.

01

**INTRODUCTION**

# 01 INTRODUCTION



Calderpeel Architects is a professional RIBA Chartered Practice with offices in Altrincham and Sheffield. Established in 1992, Calderpeel has earned a reputation for its work in the Luxury Residential and Superhomes, as well as specialisms in Masterplanning, Commercial and the Care sector.

The practice is fully ISO and IIP accredited and we are founding members of the RIBA student mentoring program. Two of our directors are past presidents of the Manchester Society of Architects and our Managing Director is a RIBA national council member.

The practice operates in an open studio environment and thrives on a collaborative approach to design. We actively encourage the development of new design theories and practices with weekly open design charrettes. Along with an active programme of CPD's, mentoring, building visits and personal development plans. We do all we can to support and subsequently retain our exceptional talent.

# 01 INTRODUCTION



CALDERPEEL  
ARCHITECTS

02

**SITE**

**CONTEXT**

# 02 SITE CONTEXT

## 02.1 LOCATION AND SITE

The site is located off Hodsock Lane, 6km north of the town Worksop. Worksop is a market town in the Bassetlaw District in Nottinghamshire. It is located 15 miles south of Doncaster, 15 miles south east of Sheffield and 24 miles north of Nottingham. It has a population of 43,439 (2021 census).

The site consists of a converted dormer bungalow with previous alterations, associated outbuildings and several fields within the site boundary. The application for a side extension and dormer conversion was submitted in September 2019 and gained full planning in November 2019. The application turned the dated bungalow layout in to a useable family dwelling for modern living. The site has no surrounding properties with the closest neighbour being over 250m away from the site.

The existing dwelling sits towards the south of the site and is set within a curtilage of circa 5.934 acres (2.4 hectares), of which the application area is of some 0.71 acres (0.29 hectares).



The image above is taken from the site looking out over North Carlton.

1 - This image is taken looking down Hodsock Lane away from the site. The boundary treatments consist of low dense hedging and the majority of dwellings in the surrounding area are 2 storey.

2 - This image is taken facing west towards the site. The bungalow seen in the image, is prior to the work completed in 2020.

3 - This image is taken facing east towards the site. The bungalow seen in the image, is prior to the work completed in 2020.





# 02 SITE CONTEXT

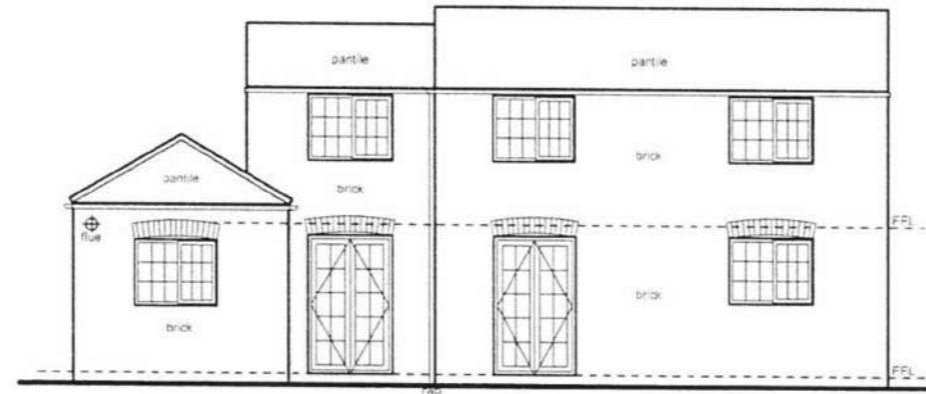
## 02.2 PLANNING CONTEXT

59/09/00016 - Proposed single storey rear extension to the Listed Building at Hodsock House. This planning application was granted approval in May 2009.

22/01674/LBA - Proposed two storey rear extension to the Listed Building at Hodsock House. This planning application was given approval in January 2023.

19/01188/HSE - Proposed new dormer roof with side extension at Hodsock Croft. This planning application relates to the application this DAS accompanies. This application altered the roof and added a side extension the existing bungalow.

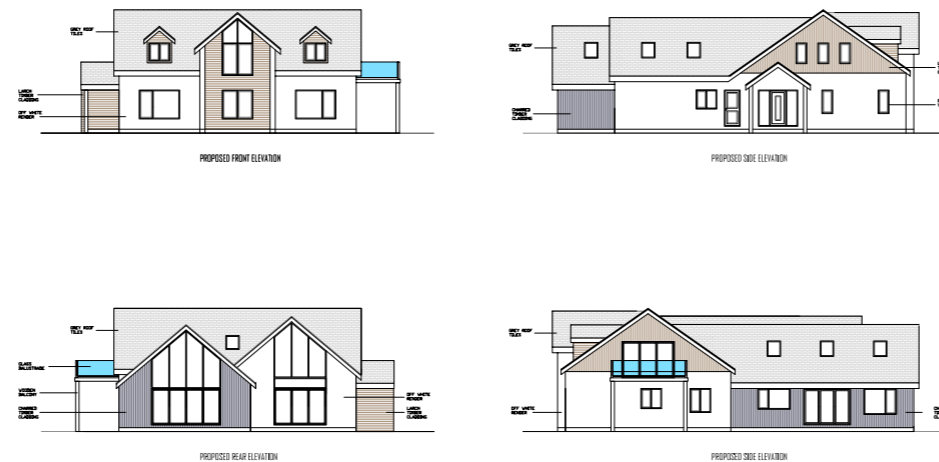
**59/09/00016**



**22/0167/LBA**



**19/01188/HSE**



**19/01188/HSE**



# 02 SITE CONTEXT

## 02.3 PLANNING POLICY

The site lies outside a conservation area, this means no restrictions in terms of heritage or conservation have been placed upon the site.

The proposed extension has no impact upon policy 10 of the Carlton in Lindrick local plan. Policy 10 relates to the views through and from Carlton in Lindrick and addresses some previous developments that negatively impact it. The main view in question is view 1 as seen to the right. As the extension will be of a similar height to that of the existing dormer bungalow, this will not impact the “panoramic views”.

As well as that, the scheme aligns with point 14.2 by providing a high quality design that is of a “notable” standard that will sustain and improve family life within this residential setting by increasing the useability of the property for a growing family and future proofing any needs that may be required.

The proposed extension aligns with the National Planning Policy Framework policy 12, “Achieving Well Designed Places”. The proposal will function well and add to the overall quality of the area as well as being visually attractive.

**VIEW 1 - LOCAL PLAN**



**VIEW FROM HODSOCK CROFT**



03

**DESIGN**

**DEVELOPMENT**

# 03 DESIGN DEVELOPMENT

## 03.1 PREVIOUS ALTERATIONS

The extension and alterations to the dwelling in 2019 was designed by DRB Architecture and Design Ltd. The application was submitted in 2019 and construction has been completed.

The proposal transformed a basic bungalow in to a dormer bungalow with living accommodation at first floor with some areas having a reduced ceiling height as is common with converted bungalows.

The design also added an extension to the original bungalow to allow for modern living with an open plan kitchen, living and dining space to be used in every day life. The addition of large glazed elements to the rear of the property, it allows light deep in to the plan whilst adding a contemporary twist to what was once an out dated traditional bungalow.

The proposed materials used a mixture of render and timber. The timber formed the cladding on the feature gables and on the extension. The contrast between the materials cements the bungalow within the setting whilst also being sympathetic to the agricultural surroundings.

**ORIGINAL BUNGALOW**



**DRB BUILT BUNGALOW**



# 03 DESIGN DEVELOPMENT

## 03.2 SITE CONTEXT

The context surrounding Hodsock Croft is predominantly 2 storey traditional dwellings either detached or semi-detached, or converted dormer bungalows. The proposed extension at Hodsock would be in keeping with the scale and mass of the surrounding properties whilst also providing much needed accommodation for modern family living.

Whilst all of the buildings around are formed from brick and render, the already approved extensions to Hodsock have charred timber, so as to be in keeping with the previous development, Calderpeel's proposal includes the use of charred timber to link the two designs together.

The area is characterised by medium sized dwellings with large areas of green landscaping to the rest of the property whilst the development within the town follows the contours of the land.



- 1 - 2 Storey Dwelling set back from the road in a mature landscape setting
- 2 - New development consisting of Dormer Bungalows
- 3 - Public open space looking on to predominantly 2 Storey Buildings
- 4 - 2 Storey Terraced dwellings
- 5 - Bungalow and 2 Storey Dwellings located in close proximity
- 6 - Dormer Bungalow and 2 Storey Dwellings located in close proximity

# 03 DESIGN DEVELOPMENT

## 03.3 DESIGN DEVELOPMENT

The proposed extension adds a wellness suite with accommodation above to the existing dwelling. This allows for all the bedrooms to be moved to first floor level with the ground floor being solely for day to day living and entertainment.

The addition of the accommodation above the wellness suite allows the master suite to be transitioned in to it's own space allowing for much needed additional privacy. With a link being created between the existing and proposed, it allows for an added bedroom as well as an intimate reading nook within the corridor making the space with a low ceiling height useable once more.

The proposal reinvents the spaces at ground floor that once housed bedrooms to create a more functional plan with the inclusion of a study, a laundry room and a family arrival space.

The precedent images towards the bottom highlight Calderpeel's design intention with this proposed extension. To create a fully functioning wellness suite with barn like qualities in form whilst retaining the materials used on the original dwelling within this proposal.

### OPTION 1 - DISCOUNTED



#### Reasons Option 1 Discounted:

- Long travel distance to the end of the space
- Dominant in the street scene
- Blocks views through the site
- Main dwelling becomes subservient

### OPTION 2 - PREFERRED



#### Reasons Option 2 Preferred:

- Shorter travel distance between spaces
- More compact
- Less dominant in the street scene
- Maintains views through the site
- Extension becomes subservient

### PRECEDENT IMAGES



04

**PROPOSED  
DEVELOPMENT**

# 04 PROPOSED DEVELOPMENT

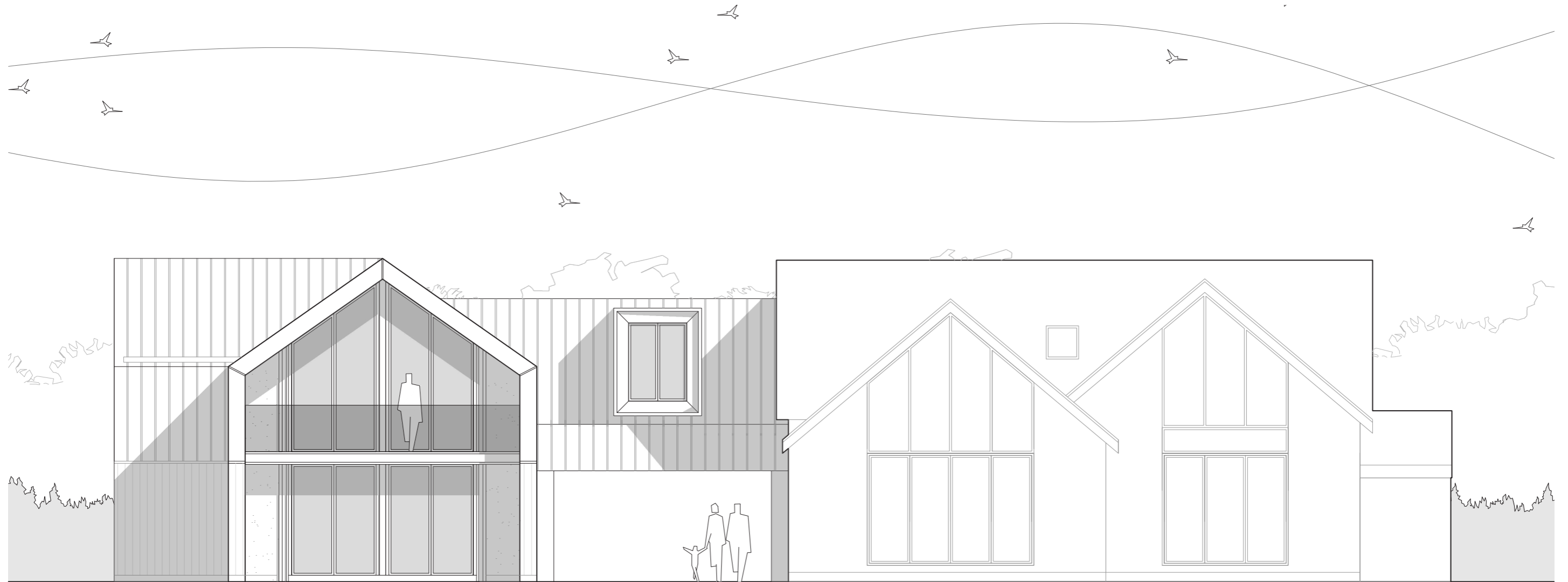
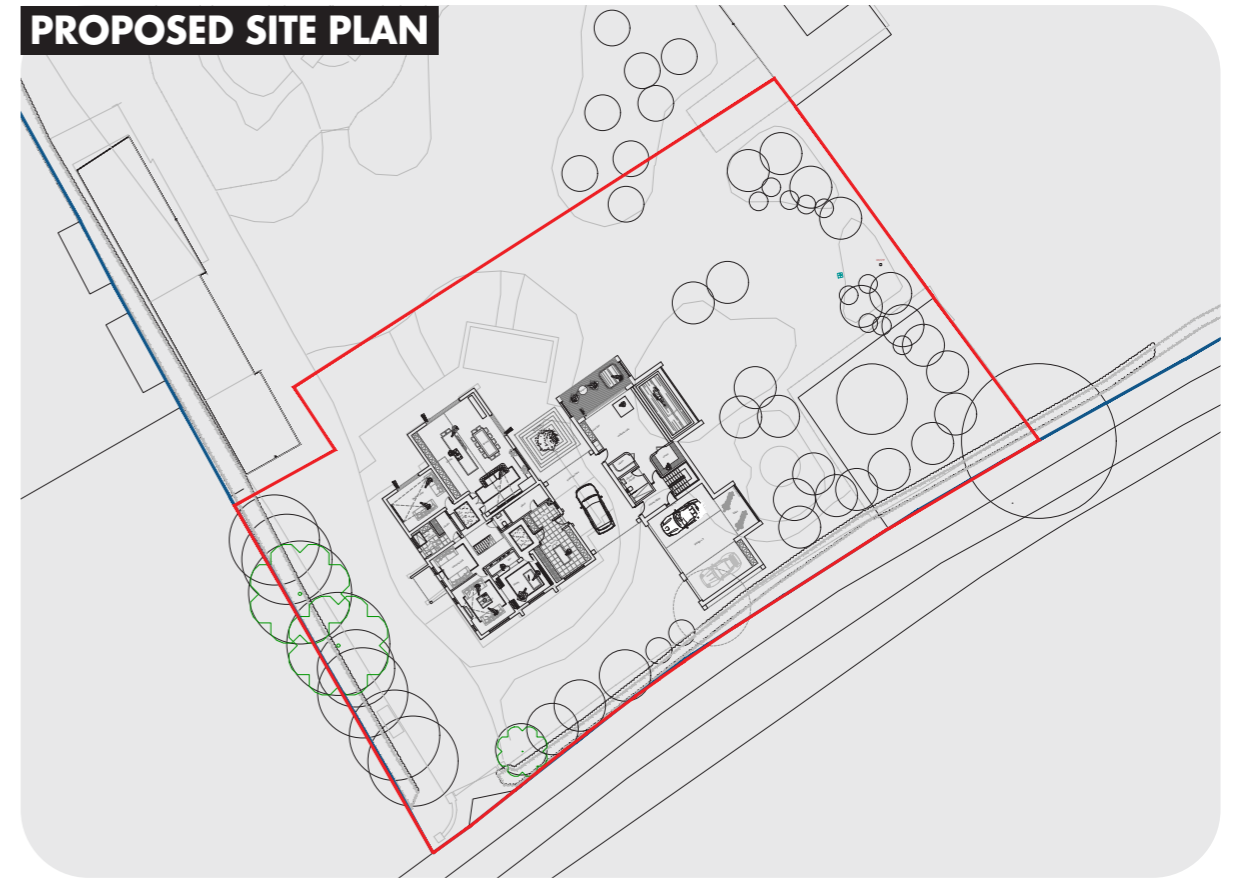
## 04.1 THE PROPOSAL

The final proposal combines client comments with the original proposed layout.

The large glazed gables promote connection between the vast landscape surrounding the property and the proposed alterations, with the idea of a wellness suite being synonymous with nature.

Looking at the local vernacular, the materials have been carefully selected to create a sympathetic response to the surrounding context. The use of charred timber cladding relates to the existing dwelling with the addition of zinc cladding to create a 'barn like' feel to the extension. The material change between the timber and zinc, reduces the overall feel of scale and mass of the proposal.

The site plan that can be seen on the right hand side, demonstrates the increased functionality of the driveway space and allows for an increased number of cars to be stored away, reducing the overall feel of urbanisation of the site.



rear elevation



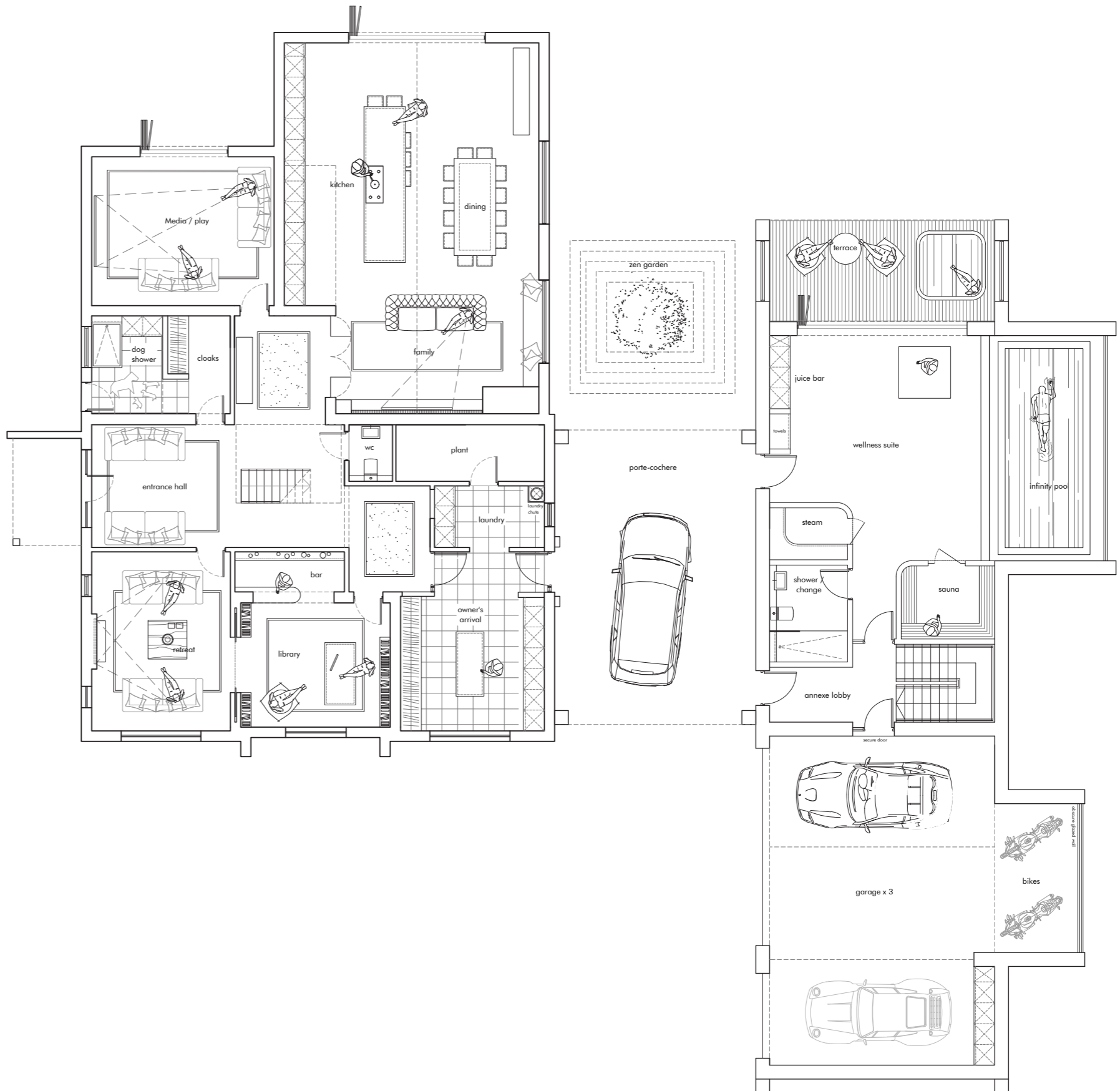
# 04 PROPOSED DEVELOPMENT

## 04.1 THE PROPOSAL

The final proposed extension has not changed much at ground floor compared to the original proposal, the location of the master suite balcony has shifted to the rear elevation to give panoramic views across the site whilst connecting it further with the original dwelling.

This iteration of the design has completely transformed the ground floor plan in the existing dwelling, The addition of an entertaining library that opens out into a retreat, allows for two intimate spaces to be opened up to create a large entertainment space.

The elevations shown below, highlight Calderpeel's intention to connect the proposed development to its surroundings to create views, not only across the site, but out in to the wider context whilst also being sympathetic to the surrounding properties.



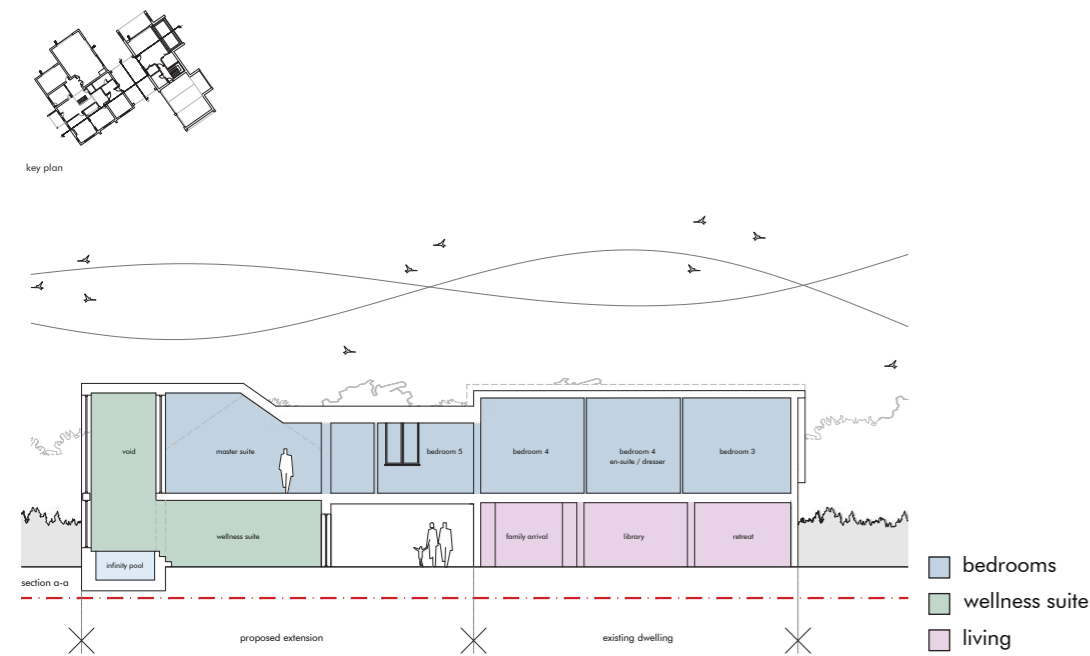
# 04 PROPOSED DEVELOPMENT

## 04.1 THE PROPOSAL

The first floor has remained similar to the original dwelling apart from the creation of 2 further bedrooms at this level. Each has their own en-suite with the addition of some built in dressers to bedroom 3 and 4.

The master bedroom has now transitioned in to the extension with access from the existing and access being given from the ground floor of the extension. The proposed layout connects the existing to the proposed seamlessly and provides a much needed increase in space for this family dwelling.

The existing layout includes 2 bedrooms at ground floor level. The removal of bedrooms from the ground floor of the dwelling create that separation between 'public' and private.



The section highlights the seamless flow between existing and the proposed extension at Hodsock Croft. The extension ensures a spacious master bedroom along with an en-suite for bedroom 4, associated dressing rooms as well as a large master en-suite that overlooks the picturesque landscape that surround the proposal.



# 04 PROPOSED DEVELOPMENT

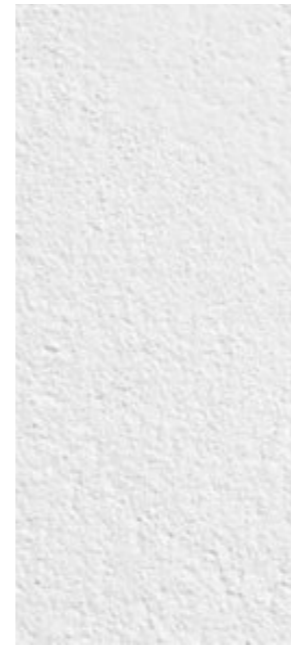
## 04.2 MATERIALS

The materials have been selected to compliment the existing dwelling. The use of charred timber and render is present on the existing dwelling and therefore transition seamlessly to the proposal. The use of zinc cladding is used to create a horizontal break across the design, to reduce the appearance of scale and mass.

### MASSING MODEL - VIEW 1



### MASSING MODEL - VIEW 2



White Render



Charred Timber



Dark Grey PPC  
Aluminium Coated Doors  
& Windows



Zinc Cladding



Opaque Glazed Garage  
Door

# 04 PROPOSED DEVELOPMENT

## 04.2 LANDSCAPING

The landscaping has been carefully considered to ensure the proposal improves biodiversity within the site and allows for the continued growth of wildlife within the area.

The planting wraps around the building to soften the architecture with wildlife friendly perennials and shrubs for pollinators and shrubs for wild birds in the winter.

Across the site, there will be 21 proposed new specimen trees including native species. This will create a natural barrier between the site and the road next to it. The landscaping and trees are positioned to frame views from the wellness suite across the paddock and to allow for the panoramic views enjoyed from the site to continue to be enjoyed by the occupants.

To further increase the biodiversity gain, there will be areas of long grass and wild flowers with spring bulbs under the trees. With the addition of log piles to support wildlife for hibernacula all support the wildlife.



# 04 PROPOSED DEVELOPMENT

## 04.3 SUSTAINABILITY

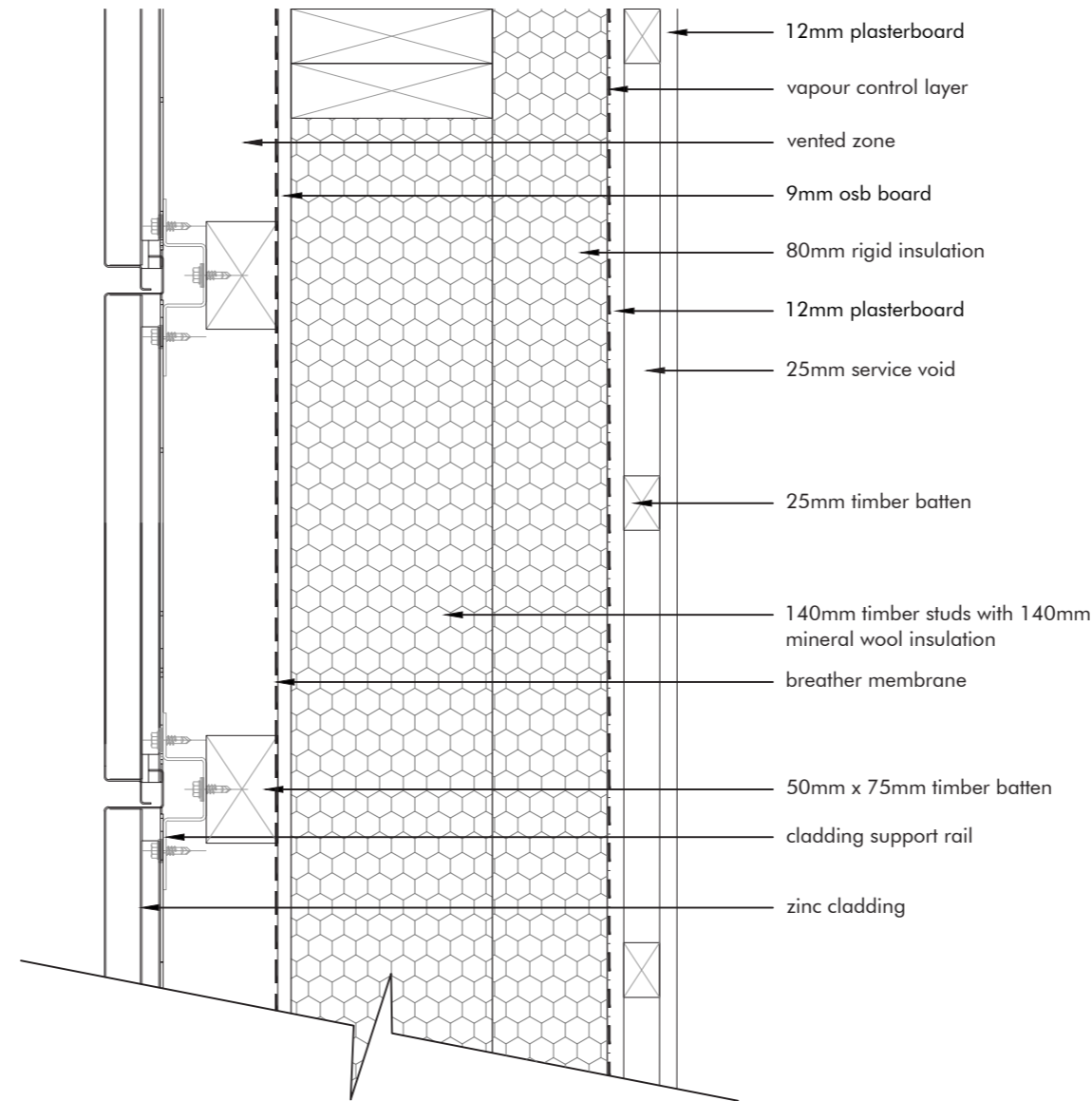
Sustainability is at the heart of the proposal with the design taking a fabric first approach. The scheme will be constructed from timber frames meaning the proposal will have a decreased total of embodied carbon compared to traditional brick and mortar construction. The cladding is a mixture of charred timber and zinc, the benefits of charred timber are increased structural strength and it also has a greater fire resistance compared to regular timber.

The detail seen to the right achieves an estimated U-Value of 0.12W/m2K which means that heat loss is reduced and means the overall energy efficiency of the extension is increased.

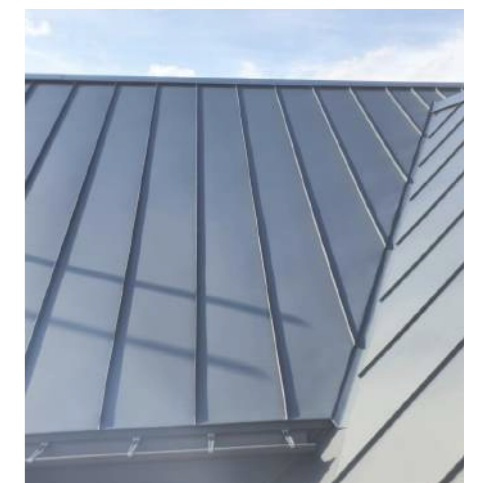
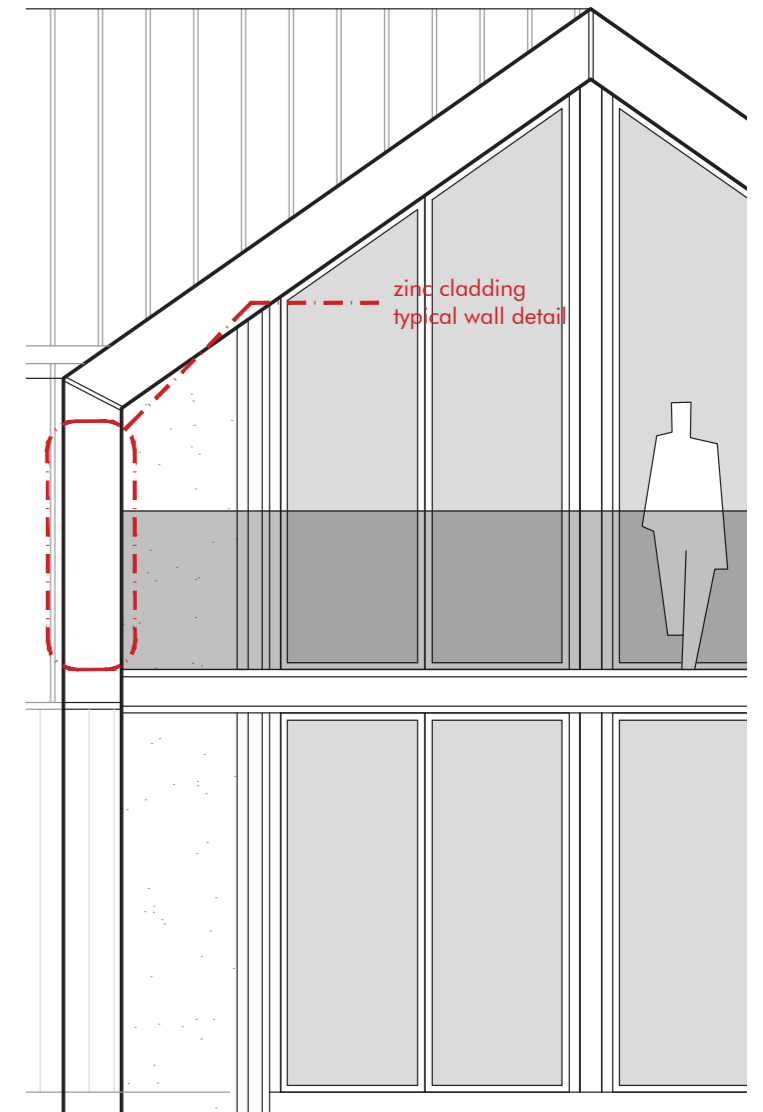
The proposal will link into the existing PV panels on the site. The addition of the panels further reduces the carbon footprint of the proposed extension. It also allows for the extension to rely less on the grid by producing it's own clean energy.

Within the wider site, the proposed extension will link in with the existing ground source heat pump. This will provide heating and cooling for the proposed extension whilst no further carbon emissions are produced. The extension will also link up to the existing septic tank.

TYPICAL ZINC WALL DETAIL 1:5



DETAIL SECTION TYPICAL LOCATION



05

**SUMMARY**

# 05 SUMMARY

## 05.1 FINAL STATEMENT

In conclusion, the proposal provides an appropriate, high quality addition to the existing dwelling at Hodsock Croft, Carlton-in-Lindrick. Immense care and consideration has been taken to offer an extension that takes the opportunity to enhance the local vernacular and provide a revitalised dwelling that will support the applicants family for years to come.

We trust that the Council will consider the merits of the proposal and support an approval for this extension. The proposal offers substantial benefit to the area with its architectural merit as well as transforming a converted dormer bungalow in to a dwelling with modern living at the heart of it.



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