

**HEM**  
ARCHITECTS



THE FERNS

# Design Statement

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# 1. Summary

- I.1. This supporting Design Statement has been prepared by HEM Architects on behalf of Sean Mendelson and Emma Bagshaw. It accompanies a planning application for the demolition of existing, poorly constructed extensions and the erection of a new single-storey side extension to a detached two-storey house on Low Pasture Lane in North Wheatley.
- I.2. The proposed scheme has been developed following site analysis and extensive design exploration to produce a high quality and sustainable contemporary proposal that complements the character of the existing house and local area.

## WHAT WE STAND FOR

**We're on a mission to help everyone live in beautiful, practical homes that have minimal impact on our planet.**



## 2. The Site & Existing House

- 2.1. The site is located near Retford on Low Pasture Lane in North Wheatley, DN22 9DQ.
- 2.2. The site is identified on the location plan H232 I-HEM-00-ZZ-DR-A-0000 I.
- 2.3. The immediate townscape on Low Pasture Lane is characterised by individual, detached houses within generous plots.
- 2.4. The site is towards the end of Low Pasture Lane with fields to the side and rear, providing peace and quiet and a good level of privacy. The house sits centrally within a large and well-established cottage garden, providing an idyllic setting for the applicants and their young family.
- 2.5. The site is bounded by dense trees and hedging, providing very restricted views into and out of the site.
- 2.6. The house sits in a generous plot which includes a detached garage and outbuilding.
- 2.7. The existing house is an attractive two-storey brick and render cottage with a tiled roof. The house has had a number of extensions over the years and some of these have been poorly constructed, resulting in cold and draughty living spaces for the applicants.
- 2.8. The original house has low ceilings, typical of a cottage of its age.
- 2.9. The arrangement of the house does not work for the family with bedrooms all detached from each other and spread over two floors, requiring circulation through main living spaces.
- 2.10. The current entrance porch opens straight into the dining room which acts more as a hallway than a living space.



Aerial photo from Google Earth showing the site setting

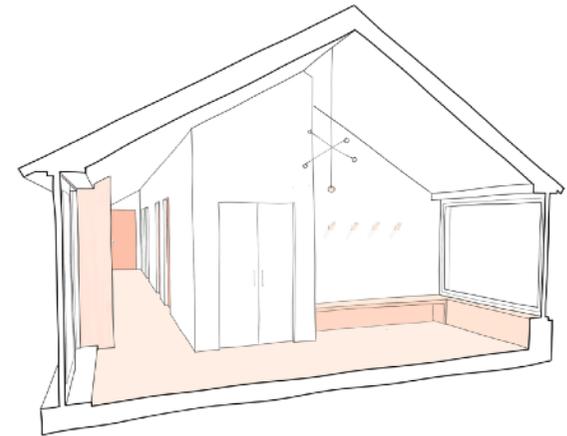
# 3. The Design

## 3.1. The Brief

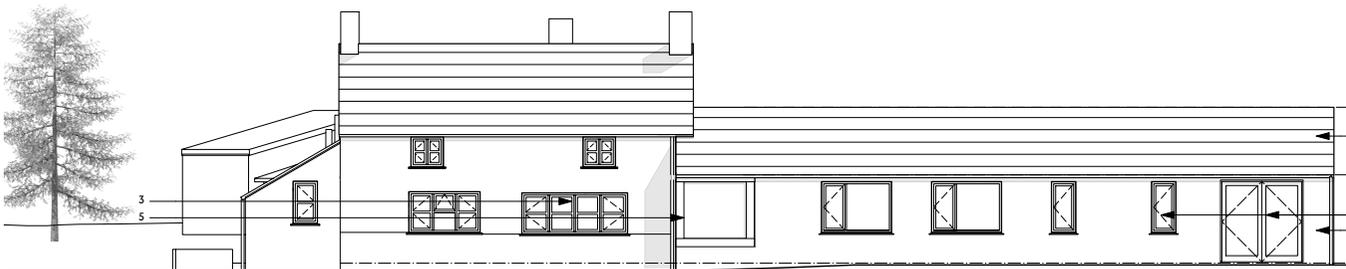
- 3.2. To make 'The Ferns' a proper 4-bed family home with improved flow and garden connection.
- 3.3. To arrange the house so at least three bedrooms are on the same floor and close together to allow the house to function well for the young family.
- 3.4. To rearrange the house so circulation is separated from the main living spaces.
- 3.5. To design the extension so that it complements the style and character of the existing house and local area.

## 3.6. Design Concepts & Development

- 3.7. The design was conceived to provide a new ground floor wing to the house that feels light and spacious whilst being in-keeping with the original cottage.



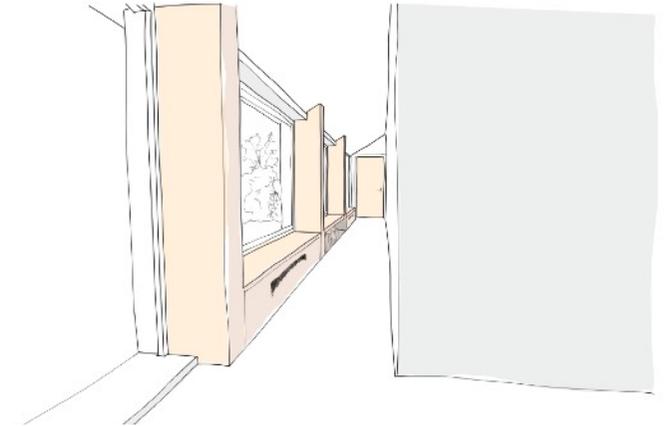
Sketch of new entrance hall with vaulted ceiling



Proposed South-East (Front) Elevation



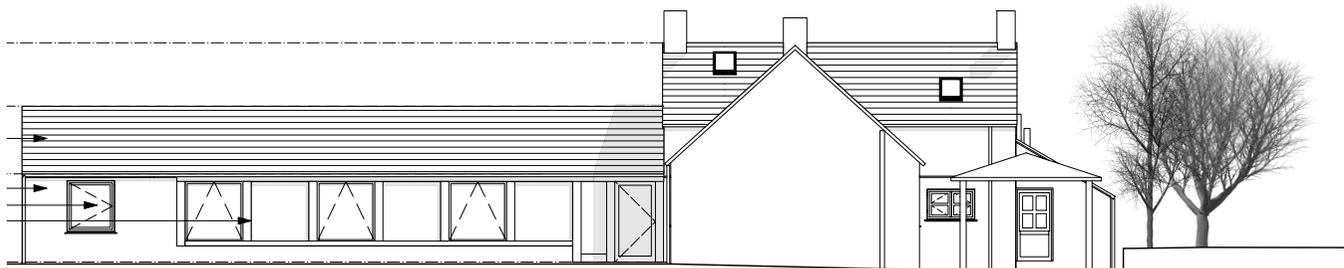
- 3.8. The extension is proposed to house three new bedrooms and two bathrooms for the family, each with views out onto the surrounding gardens.
- 3.9. A new front door is incorporated into the extension which is clearly defined by the oak framed entrance. This leads into a dedicated entrance hall which provides much-needed storage and offers a clear separation between bedrooms and living spaces.
- 3.10. An oak framed glazed entrance and corridor brings in lots of light to the entrance spaces and provides connection to the gardens. A series of window seats along the corridor provides places to sit and enjoy the views out and space below to store away clutter.
- 3.11. Vaulted ceilings in the entrance hall and new master suite add to the sense of space and counter the low ceilings of the original house.



Sketch of window seats along oak framed corridor

### 3.1.2. Scale & Appearance

- 3.13. The scale of the extension has been carefully considered to sit well within its context and relate to the scale and height of the original cottage and buildings in the local area.
- 3.14. The extension is proposed with a gable end to tie in with the architecture of the rest of the house.



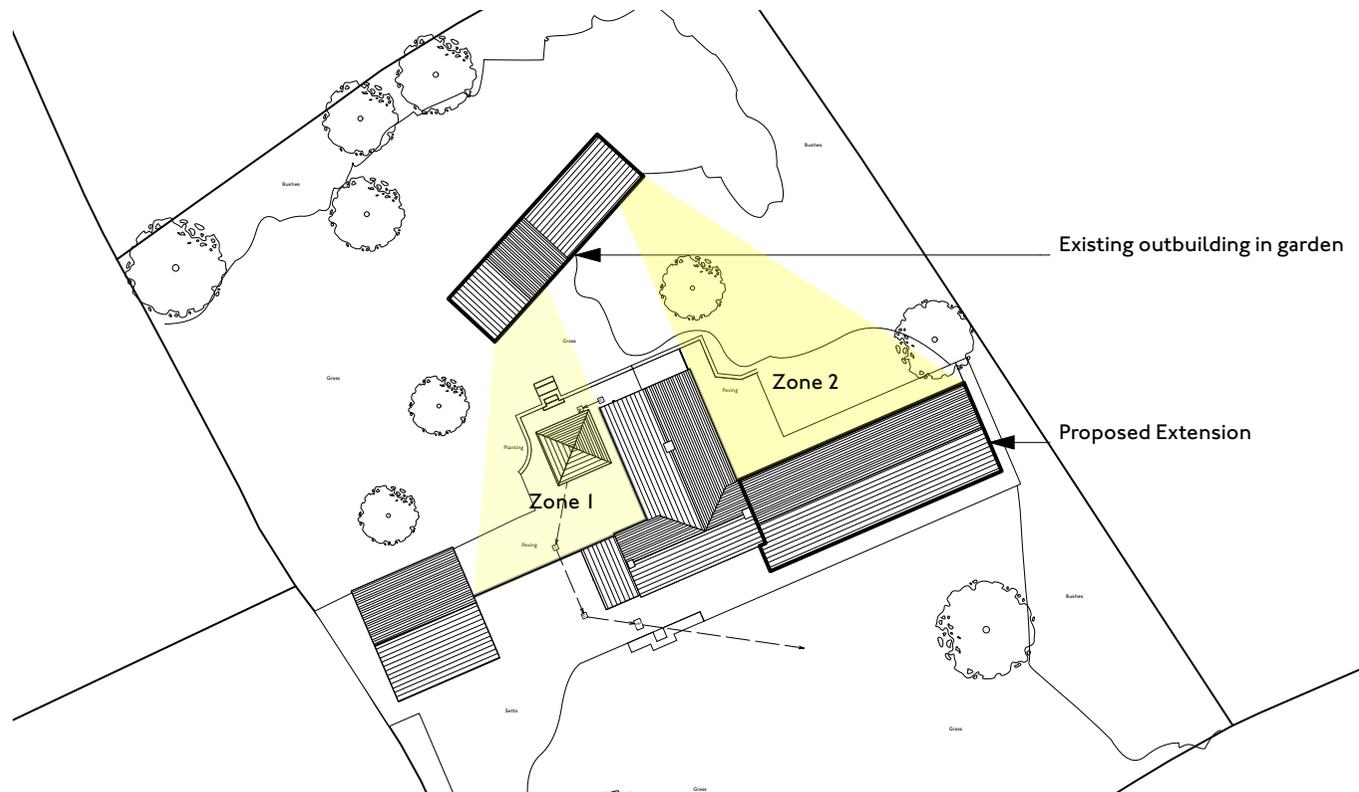
Proposed North-West (Rear) Elevation



### 3.15. Form

3.16. The extension has been designed to emulate the form of the existing outbuilding

3.17. The extension is positioned to create a sense of enclosure to the north-east area of garden (Zone 2) in a similar vein to that created in Zone 1 by the positioning of the garage, outbuilding and house. This arrangement allows for defined garden spaces with Zone 2 offering more privacy for the bedroom wing, compared with the more social space of Zone 1, connected to the living spaces.



### 3.18. Materials

- 3.19. A restrained material palette of an extremely high quality is proposed to complement the existing house.
- 3.20. The extension is proposed in brick with a pantile roof to match the materials of the original cottage.
- 3.21. An oak framed glazed entrance and corridor is proposed to elevate the design and provide bright and airy circulation spaces within.



Photograph of existing house



Sketch of cottage with proposed extension



## 4. Conclusion

- 4.1. Our proposals will provide a sensitively designed single-storey extension to an existing two-storey home.
- 4.2. The proposed alterations will transform a dysfunctional, cold and draughty house into a light, bright and warm family home.
- 4.3. The proposed dwelling will cause no loss of amenity to nearby properties.
- 4.4. The scheme demonstrates an exceptionally high design quality. This is borne out of rigorous design development, a site specific approach and a sensitive use of materials.



## 5. About Us

**We're on a mission to help everyone live in beautiful, practical homes that have minimal impact on our planet.**

- ✓ We specialise in creative, sustainable residential architecture that is a delight to live in
- ✓ We're a well established practice, operating for over 10 years with a wealth of successfully completed projects
- ✓ We're experts at making the most difficult sites including new, green belt dwellings using NPPF Paragraph 80 and tricky backland plots.
- ✓ We've achieved a 99% success rate in achieving planning approvals, and are the architects responsible for the first and only house in South Yorkshire to be approved under PPS7/Para 55/Para 79/Para 80
- ✓ Our team sit on the Barnsley, East Midlands & Yorkshire Design Review Panels
- ✓ We work with the Passive House standard to deliver buildings that are warmer, comfier and healthier
- ✓ We design user-friendly, flexible spaces that give value for life
- ✓ We're a RIBA Chartered Practice and members of the Passivhaus Trust.

### WHO ARE WE?

**We love architecture.**

**We live to create.**

**We are families & communities.**





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