

Agnell House

Bendish Lane, Whitwell SG4 8HX

June 2025



DESIGN STATEMENT

The following statement will show how and why the proposed side extension has been carefully considered and designed to be in keeping with its surroundings.

Proposal

Erection of a double storey side extension following demolition of the existing garage.

The Site

The site lies to the West of Whitwell High Street, it faces W to E from back to front and is within the Whitwell Conservation area. The property is not Listed.

Agnell House is a Victorian detached property, in a road of detached houses which vary in design and style. The surrounding area is predominantly made up of detached and semi-detached houses which are single family dwellings.

There are many residential properties within this area which have been extended and altered.

The current house has been extended at the rear with a West facing single storey extension. The house requires modernisation throughout and an extension will allow the property to be brought up to modern living standards and provide a long term home for a growing family.

The area of the site is approx 665m² (0.0665ha or 0.16 acres).

The existing house footprint occupies 136m² or 20% of the whole site.

Assessment

The existing garage is in poor condition and is of unknown age. It is not large enough to park a modern-day car inside and there is ample driveway parking for 2-3 cars which will be retained.

The current garage was constructed to replace a two-storey dwelling occupying the same footprint.

See historical photo on Page 4 and OS map dating back to 1880 on Page 5.

Involvement

We involved the Planning Department pre application, as we wanted to ensure our application was as well considered as possible before submission. We have since taken on board constructive comments made by the Conservation Officer.

We have reduced the ratio of weatherboarding to the first floor, increasing the height of the brickwork by 3 courses to avoid a 'top heavy' appearance.

We have also proposed to replace the front door with a 4no. panelled door to improve the front elevation as suggested.

Evaluation

The following key issues have been considered at all times during the design stage:

1. The impact of the proposed extension on adjoining neighbours – the double storey side extension will have little or no impact on any neighbour. The extension will replace the footprint of the existing garage, which is set 1.2m in from the boundary with Box Villa. Windows are proposed to the East and Ground Floor South Elevations only, to avoid overlooking Box Villa or St Mary's Chapel.
2. The aesthetics are incredibly important, the extension has been designed to be in keeping with and sympathetic to the character of the existing house, enhancing and improving the current appearance of the period property, whilst also returning the massing of the house to its original proportions.

Design

Our proposed extension is double storey, the proposal does not increase the current footprint of the dwelling.

When compared with the existing and surrounding properties, it blends in well, as the design and character of the area is not affected. This causes no impact with regards to amenity to the neighbours, sits very comfortably against the existing house and blends in well with the characteristics of the neighbourhood.

The history and character of Agnell House is incredibly important, we wish to return the property to its original scale by re-building the garage as a 2 storey extension, with significant likeness to its original appearance.

Ample amenity, combined with excellent modern living standards of accommodation will provide a high-quality family home, which will enhance and benefit the surrounding area.

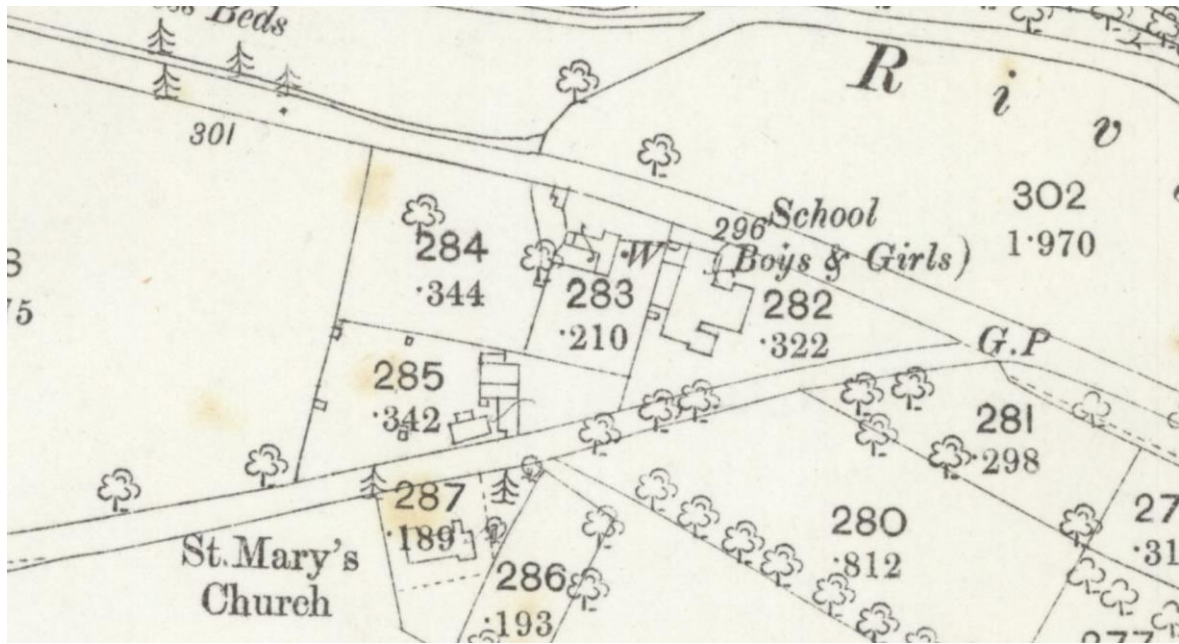
Photographs – Site



1. Current View of Front (East) Elevation from Front Garden



2. Historic View of Front Elevation from Front Garden (Ref St Mary's Chapel in background)



3. Historic OS Map Dated 1880 – Agnell House Original Footprint (Plot 285)



4. View of Side Elevation of Property looking from Bendish Lane – Showing location of neighbouring property 'Box Villa'



5. View of Side (South) Elevation of Property looking from Bendish Lane - Showing '4ft strip' owned by Agnell House adjacent to garage
Note historic outline of pitched roof on brickwork.

Photographs – Materiality in Surrounding Area



Willow Cottage, No. 76 Whitwell High Street – Demonstrating Timber Weatherboarding to First Floor Level



No. 14 Horn Hill, Whitwell – Demonstrating Black Timber Weatherboarding to Exterior



No.19 Whitwell High Street – Demonstrating Black Timber Weatherboarding to Side Elevation



No. 26 Whitwell High Street – Demonstrating Painted Timber Weatherboarding to Front Elevation

Summary

The overall proposal has no impact with regards to amenity or overlooking to neighbours.

The designs have been carefully considered to have a minimal impact on the character of the property and the Conservation Area.

We trust you find our Design Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.