

**MANOR FIELD, FROME ST QUINTIN
DESIGN AND ACCESS STATEMENT,**



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A. Introduction

The existing 'chalet bungalow' no longer meets the needs of the family. The rooms within the roof have restricted headroom. They are also cold due to low levels of insulation, and the roof structure is nearing the end of its serviceable life. The logical way to gain more living space is therefore to raise the roof slightly to create a proper first floor – renewing the structure and insulating it at current standards at the same time. The roof structure will be designed to take the loads of the proposed solar panels, to further improve energy efficiency.

To further increase the living space, the existing rear extension is to be replaced with a larger two storey extension. This is highly glazed to provide views toward the garden, and there is a balcony to the main bedroom.

This glazing faces southwest, and so the design incorporates a roof overhang at first floor level, and shading by the balcony at ground floor level. This should reduce solar gain when the sun is high in the sky, but allow sunlight into the building as it sets in the evening.

The existing garage / outbuildings are to be refurbished, extended, and improved as part of the scheme.

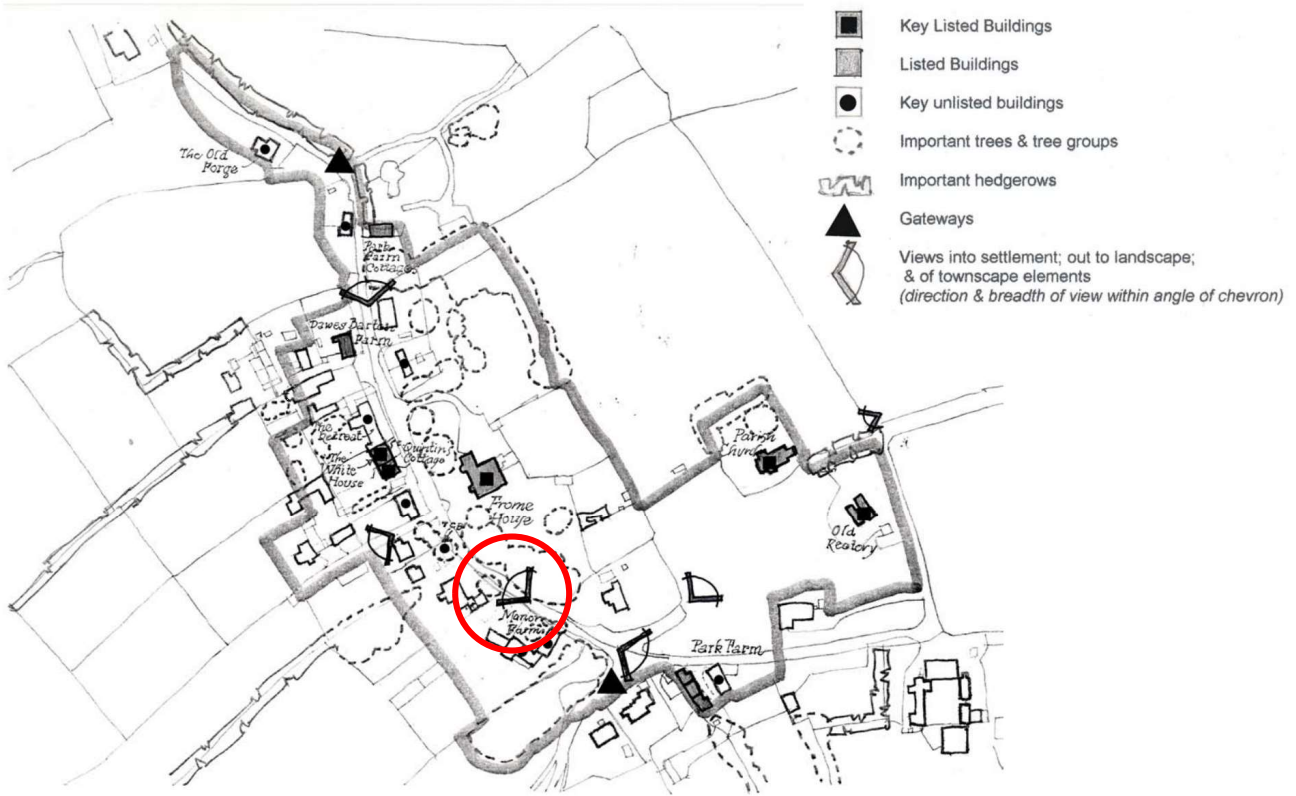
B. The Existing Buildings and Context.

The existing 'chalet bungalow' is of brick with 'Roman' tile roof and UPVC doors and windows. It is of mid - late C20th design and unremarkable, of no particular interest or merit.

Manor Field is within the Conservation Area. It is not a 'key building' and of lower quality than many of the nearby buildings.

It is largely screened on the approach into the settlement, but is seen as part of the view towards the settlement from the south – see excerpt from the Conservation Area Appraisal, and images below.

Map 5: setting & assets of Frome St Quintin



Excerpt from Conservation Area Appraisal, noting location of view into settlement.



Manor field screened from view until passing close by.



Manor field – seen when close by within the view on way into settlement.

C. The Existing Site

The house is set back from the road, with hard-standing at the front. There is a generous rear garden to the southwest.

D. Design

The Structural Engineer has determined that the existing structure can be increased in height only if the construction is relatively lightweight. Although the adjoining buildings have Roman tiles, slates will keep the weight low, provide a smart appearance, and have greater longevity. Other houses in the settlement have slate roofs so this is not out of character with the wider area.

Raising the height of the walls will inevitably lead to a visible junction between old and new. By 'wrapping' the walls in external insulation and rendering over it, the walls will have greatly improved thermal performance, and will have a uniform appearance. Other rendered local buildings (such as those seen in the distance in the images above) are off-white. The render is to be of similar colour, so that it blends in with the other buildings and has a bright, cheerful, appearance without appearing so bright as to be 'stark.'

The house would look very monolithic and dull if it were solely rendered, and so vertical timber boarding is used to visually break up the mass of the building in two key areas - at the entrance - to make the point of entry both obvious and welcoming, and around the balcony, to give continuity between the oversailing soffit of the roof above and a more pleasant, 'warmer' surface to the walls enclosing the balcony.

The fenestration is adapted to suit the re-ordered interior and the new windows are to be in high-performance powder-coated aluminium.

E. Access

The existing step at the front entrance is to be retained, but wheelchair access will be possible from the patio area at the rear. There will be a WC on the ground floor and the dining room could function as a ground floor bedroom if/as required.

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