

PLANNING, DESIGN & ACCESS/ AONB STATEMENT

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Extension at Rosewell, Underhill, Brockweir, NP16 7PF

15th Feb 2021

1. The Property

1.1 Rosewell is a detached property with substantial grounds located in the AONB.

2.The Proposal

2.1 Having been locked down at the property during COVID the clients have changed their working patterns to work principally from home, and they are currently expecting their first child. With this in mind they wish to convert the existing wood store into a workroom and occasional guest suite.

The proposal is made up of:-

The existing wood store is built on a rough stone plinth with a dark timber infill and pantile roof, we propose to reduce the height of the plinth (retaining stone for re-use) then use the plinth for a base cantilevering out the width of a log at the front to provide firewood storage. Then the stone is reused to build a new gable wall and the front and rear walls are infilled with black timber highly insulated walls. The roof will be slightly raised to be flush



with the bathroom extension adjacent, and it is planned to roof this in Photovoltaic slates. Ventilation is provided by a motorised rooflight and a stable door on the side. This means the front window can be a non-opening oriel window to make the most of the southern view across the Wye. A large window at the back gives views into the woodland at the rear

The external existing steps at the side are rebuilt to comply with current building regulations.

3.0 ISSUES

3.1 The extension only increases the area of the property by xx%

3.2 The aesthetics are in keeping with other later additions to the property and are contemporary but in traditional and typical materials.

4.0 POLICIES

4.1A workroom, will reduce the need for travel, and brings earnings into the locality. The building will exceed building regulations thermal standards , as the clients wish to gradually make the whole property more Eco-friendly

5.0 ACCESS AND MOBILITY

5.1 The proposal is for a home office and will not create the need for new journeys, in fact it reduces the need for the clients to commute.

The room is accessed by external entrance steps down from garden level. These will be built to ambulant disabled standards.

6.0 CONCLUSION

The applications are minor works to upgrade this family home to improve use for twenty first century living for new owners. All the works proposed respect the architectural character of the property. The works preserve the character and appearance of the AONB.

IAN HOGARTH ARCHITECT