

Application for listed building consent and Householder application for Planning Permission

Planning (Listed Buildings and Conservation Areas) Act 1990

RE: The Old Vicarage, Poslingford, Clare, Sudbury, CO10 8QX
Grid ref: TL 772481

National

Design and Access Statement

'Additional floor extension to a one storey room of the house and roof material and shape variation'

Previous planning application

97/1168 Extension to rear of the house – Approved 03/02/1997

This is the approved planning consent for the one storey room extension upon which the extension of this planning application is proposed.

Listing

The house is not listed and it is not in a conservation area.

Description

Poslingford is a pretty village set in the heart of the countryside. There is a wide variety of architectural styles in the building stock, but the newer houses have been built in a traditional rural style. The Old Vicarage is set back in the middle of its garden, invisible from the road and all other houses. It is surrounded by fields. It is shielded from the adjacent house by a 5m hedge.



South Facade



West Facade



North Facade



East Façade of Playroom

Design Principles and concepts

Footprint of the existing house = 171m²

Footprint of this proposed planning application = 0m²

Footprint of the proposed house with this planning application = 171m²

The Warwick family moved to the The Old Vicarage in April 2010. Over the last 5 years, Mr Warwick, who has previously commuted to London for work, has increasingly worked from home. During lockdown he has decided that he can work from home 4 days a week and therefore needs a dedicated office space in the house. During the design process, the options for a new office were assessed, either an extension or a new building, perhaps in a cartlodge, adjacent to the house. This proposal is the most sustainable solution.

The house is mainly a two storey house, built in various different periods and has been altered a lot internally. The most recent extension in 1997 is a single storey room, used as the playroom, facing north into the garden. It is proposed to extend this room upwards to form a new room to create an office, but also, in order to future proof the extension, a bathroom in case the room becomes a bedroom when Mr Warwick retires.

The existing extension is rendered with a slate roof. It is proposed that the extension will have a slate roof, of the same pitch as the existing. The windows will match the existing extension on the north side, and on the west and east sides the other smaller windows of the house. It will be rendered to match the ground floor and painted the same colour as the render on the rest of the house.

The roof of the larger part of the house also needs maintenance / reroofing. It is proposed to remove the asbestos tiles and replace them with slate to match the rest of the house. On the south elevation it is proposed to reduce the gable to return the aesthetic of the house to its 18th century origins. The existing gable was made relatively recently and is too large for the proportions of the house. There is a change of brickwork beneath the rendered façade to support this. The windows on the first floor also badly need replacing, and will be traditional sash windows. As the house is not listed, the gable change and the replacement of the windows are considered acceptable alterations.

The proposed extension is not visible from any other house. There is no demolition of the existing building. There would be no unacceptable adverse impact on the heritage of its village setting or on the adjoining residential properties. The extension would also not affect any of the amenities of the neighbours, including their privacy, overshadowing of light or by having an overbearing impact.

There are no changes to the access to the house from the road.

The extension will ensure that the house will be enjoyed by the whole family whatever their needs for many years to come. It is a sustainable solution and it will be a graceful addition to the original form.