

## Design and Access Statement – Nup End Farm

The design has come about as the lane has become busier and with the development of 32 properties in the adjacent field, pedestrian traffic will increase enormously. Privacy and security have become important considerations. Our whole garden is open to the lane and we now often find strangers gawping over the open gate at our family trying to enjoy our privacy.

In setting the gate back into the drive, we aim to afford a less obtrusive boundary and maintain what is left of the rural setting and consider safety and access issue. In terms of keeping within the property context, we have surveyed neighboring villages where similar aged farmhouse properties are gated with similar designs.

In choosing wood rather than brick, we aim to maintain a suitable entrance to the property that is a fitting material. A replacement for existing 'Farm' type gate right on the boundary, which will offer a refuge off the main track.

Mrs B Hunt – Applicant

## Listing: Statement (SP8649519188) – Nup End Farm

### House

*House. C16, extended, and renovated C20. Timber frame with brick infill, partly of thin brick, whitewashed to left side. Tiled roof. 2 storeys, 2 bays. C20 leaded casements to ground floor, 3-light to left, 2-light to right. Single lights with diamond leading to first floor. Entry and later whitewashed brick wing to rear. Interior has curved braces to upper floor, curved wind-braces, and original first floor joists. Right bay has massive square-cut spine beam, left bay has moulded spine beam with one end stopped.*

### Garden

There is no statement in the listing in relation to the garden and perimeter fencing or the gates that currently exist, which are a standard farm gates of no special interest. The current perimeter of the garden is surrounded by a combination of Cypress trees and low-level Hedges. Plus, the recent addition of a new fence on the south-west boundary as part of the new development on the adjacent land. (No details of any permission in relation to the new development). The new gates are over 14m away from the house and consequently no juxtaposition of the two elements exists. Constructed of timber in a style more complementary to a Listed building than those currently in place for the reasons as stated in the Design and Access Statement

A quality improvement both in terms of form and function

Julian Castle RIBA

