

Roger Hill Architects

DESIGN AND ACCESS STATEMENT

Proposed garden office extension and remodelling of outbuildings

**Botolph Farmhouse, Botyl Road, Botolph Claydon, Buckinghamshire, MK18
2LR.**

August 2021



General proposal

This proposal seeks to gain consent for a single storey rear extension to the existing garden office and remodelling of the outbuildings in this area.

The existing property, character and site description

Botolph Farmhouse is a two storey and attic 6 bedroomed farmhouse located in the village of Botolph Claydon. The property is set back from the road in a residential area that comprises of a mixture of detached older period properties and more modern designed properties. The site is in a large mature garden with a driveway with parking for several cars. The house has seen many alterations and additions over the years. There are several outbuilding within rear garden of the house. Several are in varying degrees of disrepair.

Botolph Farmhouse is Grade II listed, the listing entry is as follows - *House. Early C18. Red and vitreous brick with red dressings. First floor band course, moulded eaves, red brick window surrounds with gauged heads. Tiled roof, brick coped gables, brick chimney to rear. 2 storeys, 5 bays. Paired barred wooden casements to first floor, altered ground floor has 2 4-pane sashes and central door with rectangular fanlight and wooden lintel. Blocked attic opening to right gable. Lower C19 block to left is of brick with dentil eaves, tiled roof, one tall storey and 2 3-light casements. C19 wing to rear. Listing NGR: SP7344624750*

The house and its outbuildings are set outside of the village centre, the nearest neighbouring property is a private business located on the southern boundary. The property is slightly screened from neighbours and the public road by trees and hedges.

Relevant planning history

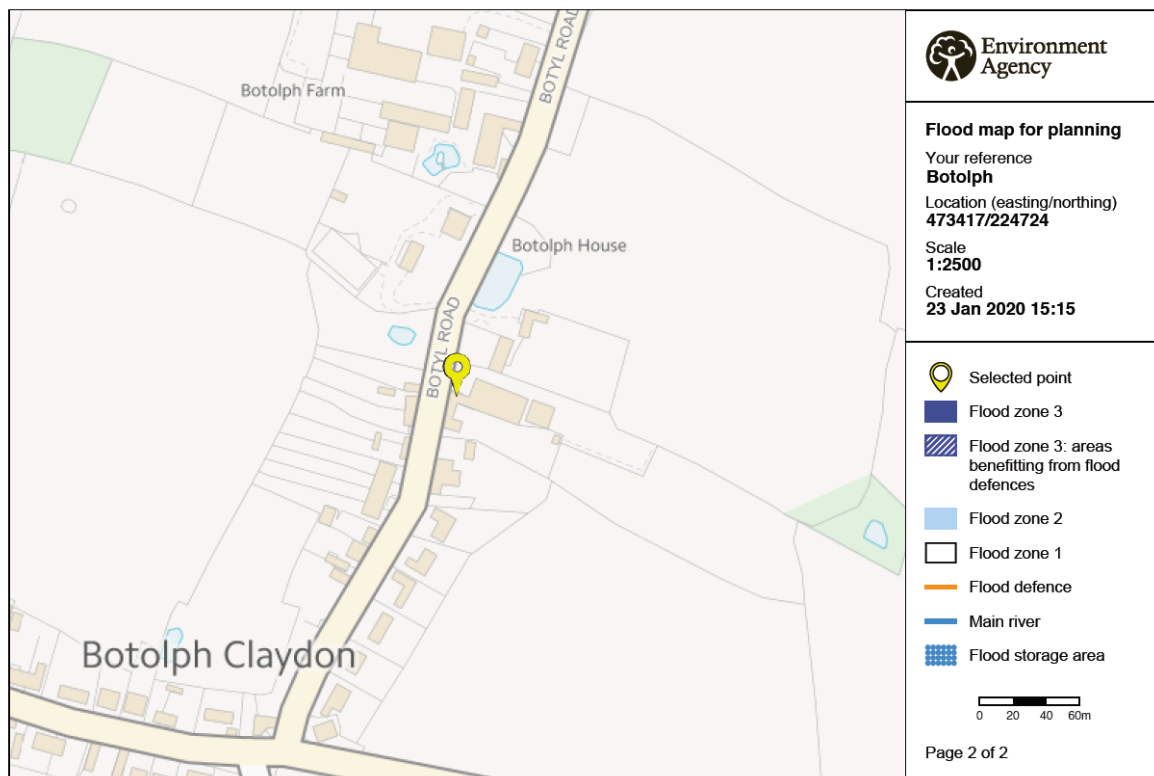
1. 20/01252/APP - Two storey side extension with alterations to existing fenestration and new driveway layout. | Botolph Farmhouse Botolph Farm 46 Botyl Road Botolph Claydon Buckinghamshire MK18 2LR Decision Approved - Wed 03 Feb 2021.
2. 19/01005/ATC - T1 Yew, Crown reduced by 20% and T2 Yew, Crown reduced by 10%, Botolph Farmhouse, Botyl Road, Botolph Claydon, Buckinghamshire, MK18 2LR. Decision Approved - Thu 25 Apr 2019.

Detailed proposal

1. The proposal is for a single storey extension to the rear of the existing garden office. The new extension follows the same form as the existing brick building. The existing walled patio to the east will dictate the general size and form of the new extension.
2. The existing timber outbuildings to the North of the garden office (car port / workshop and stables) will be replaced with a fully insulated, timber clad building which will be connected to the office to create one building, replacing the disjointed collection of buildings. The proposed timber clad car port and workshop will be similar to the existing North wing of the main house and will be detailed with materials and finishes that complement the character of the existing building and area, such as black stained cladding, casement window details and clay tiled hipped roofs. The proposed building will be equal height to the existing garden outbuilding so that it is not a dominating feature of the rear garden.

Flood risk

The flood risk has been identified by the Environment Agency's Flood Map:



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The site is shown within Flood Zone 1, the area classified as a 'low probability of flooding' so a Flood Risk Assessment is not required for this development.

Impact

Views of the dwelling and its outbuildings are restricted from the public rights of way by hedgerows/trees and the enclosure of private agricultural fields and other buildings. The existing building and garden walls will naturally screen the proposed outbuildings from view. The neighbouring properties will have limited views of the proposed changes to the outbuildings to the rear of the property. The design of the outbuilding and garden office extension is of a scale that is in equal relation to the existing buildings being replaced.

Sustainability statement

The proposed extension will be constructed with high levels of insulation that exceed the requirements of building regulations. Natural daylight levels will be increased through additional glazed windows and doors, reducing the demand for artificial lighting.

Access

The door thresholds will be level to allow for easy access.

Conclusion

The design of the proposal reflect both the scale and traditional character of the existing house and will bring sensitive alterations and improvements to the outbuilding and garden office.