Willow Tree Farmhouse, proposed sun room

Heritage statement and Design Access Statement

**Use**

The client has a requirement for a living space where the family can enjoy their home’s relationship with their beautiful garden. Unfortunately the ancient Listed house is somewhat dark, with only the boarded front door providing access to the garden at the front, which of course lacks privacy.

The current lean to conservatory, built in the nineteen nineties is only 2M wide. There is also the effect of overshadowing on the south side from next door Willow House and the space outside is also extremely affected by noise from the A14.

**Amount**

The proposed additional area is approximately 20 Msq above the current conservatory area of 12M sq.

**Layout**

The layout incorporates easy access from the existing kitchen increasing substantially the sun room’s usability. No work to improve access will be required from the ancient farmhouse, but roof lights have been incorporated in the design to provide borrowed light to the rear of the living areas.

**Scale**

Care has been taken to keep the height below the eaves of the nineties extension

Landscaping

The garden will be reworked to take advantage of the new structure.

**Appearance**

The solid roof will be metal sheeted with raised seams, The structure is oak posts and beams with softwood painted windows and doors.

**Access A** The proposal will have no effect on the surrounding roads etc.

**Access B** The proposal is suitable for potential users regardless of age, disability, ethnicity or social grouping – level access is provided.

**Listed Building**

According to the listing description the former farmhouse is probably C15, with alterations in the C17, it remains very interesting in spite of a disastrous fire in the nineteen nineties.

It is a small 3 cell open hall house, 1 storey and attics, thatched roof with red brick chimney at hall high end, with 3 hearths. The open hall had a complete smoke encrusted coupled rafter roof with evidence of a gablet at the right hand end. This has all gone except a few smoke encrusted rafters. Floors were inserted in the C17 and flank walls converted to gables. There are lovely remains of early windows, especially the hall.

The proposal requires no alteration to the remains of the Listed building.