



Design, Access & Heritage Statement

Woodlands

Orston Church Street

NG13 9NS

September 2021

Hayhurst and Co.

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This Design & Access Statement has been prepared in support of the proposed works to Woodlands, Orston Church Street and should be read in conjunction with the application drawings listed below.

Existing Drawings

281 A001-Location Plan
281 A010-Existing Ground Floor Plan and Basement
281 A011-Existing First Floor Plan
281 A012-Existing Second Floor Plan
281 A013-Existing Roof Plan
281 A020-Existing South Elevation
281 A021-Existing North Elevation
281 A022-Existing East Elevation
281 A023-Existing West Elevation
281 A030-Existing Section AA

Proposed Drawings

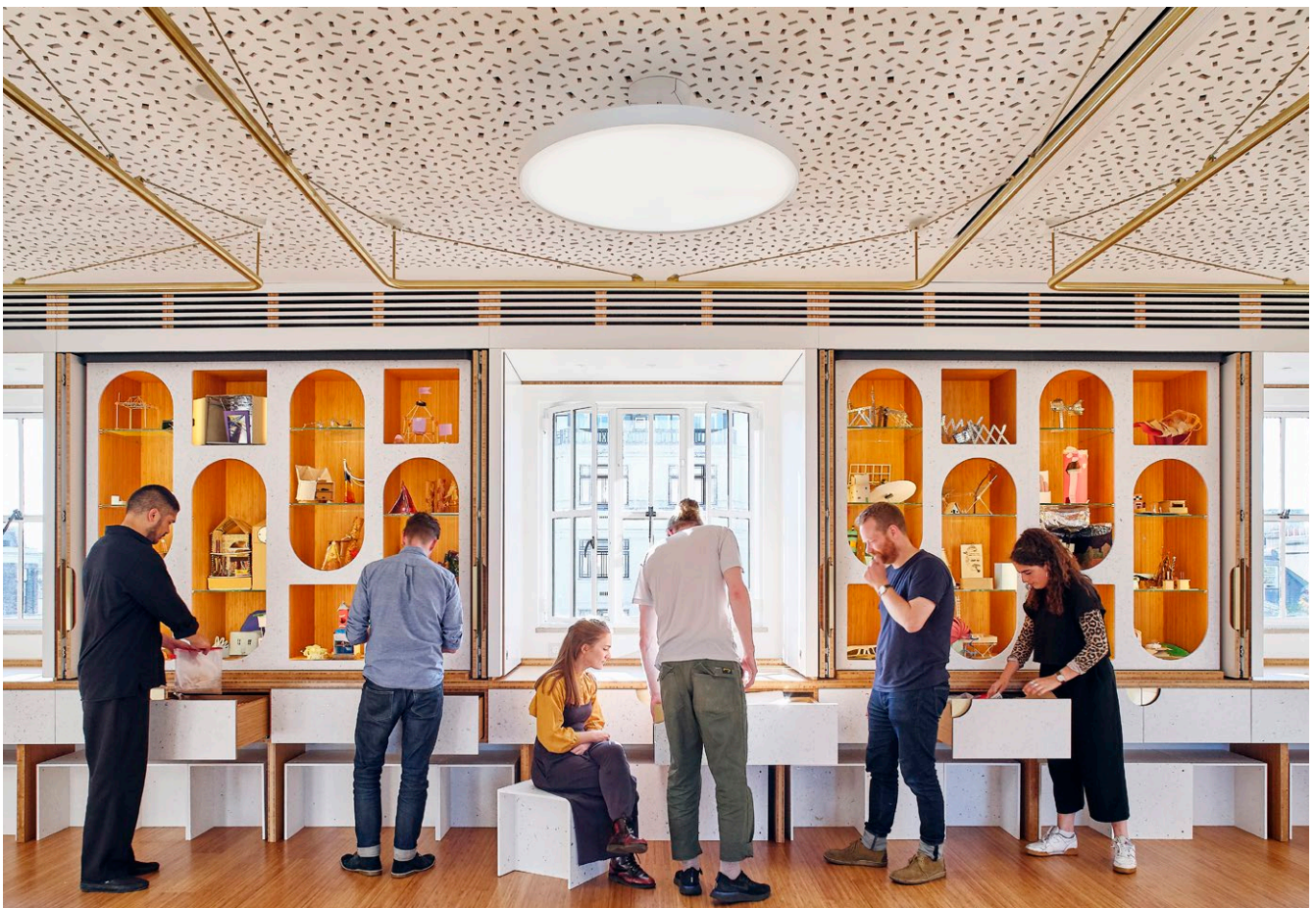
281 A100-Proposed Ground Floor Plan
281 A101-Proposed First Floor Plan
281 A102-Proposed Roof Plan
281 A200-Proposed South Elevation
281 A201-Proposed North Elevation
281 A300-Proposed Section AA

Demolition Drawings

281 A650-Ground Floor Plan - Demolition
281 A651-First Floor Plan - Demolition
281 A652-Roof Plan - Demolition
281 A655-South Elevation - Demolition
281 A656-North Elevation - Demolition
281 A657-East Elevation and Section - Demolition

This report is formatted to be read as a double page document. Please ensure your pdf reader is set to two page view with cover page.

Below: 'Clare Learning Centre RIBA HQ, 66 Portland Place' by Hayhurst and Co. Refurbishment of the 4th floor spaces in the Grade II* listed spaces.



About the Client

The applicant for this submission are the owner-occupiers of the property. They purchased the house in 2016 and are now looking to undertake alterations to improve the functionality and appearance of their home.

About the Architect

Hayhurst and Co. is a London-based architectural studio established in 2004.

The practice's work is developed through a rigorous process of investigating urban, landscape and historical contexts combined with an engagement in the use of materials and delight in the craft of making bespoke buildings. The practice has a reputation for making architecture that responds inventively and pragmatically to physical contexts and creating buildings that are sensitive and sustainable, innovative and playful, and refined and delightful.

Our completed projects have won RIBA Awards in 2012, 2013, 2014, 2016, 2017 and 2019. In addition to the RIBA Awards, our 'Hairy House'; an extension and refurbishment of a Victorian House in a Conservation area in West London, won the RIBA London Small Project Award in 2012.

In 2016, our 'Garden House', a new home in the De Beauvoir Conservation Area in LB Hackney, won a RIBA Award and was shortlisted for RIBA House of the Year. In 2017 'Whole House' won a RIBA Award and was long-listed for RIBA House of the Year.

Hayhurst and Co. Director, Nick Hayhurst, is Chair of the Brighton and Hove Place Review Panel and Southwark Design Review panel.

In 2017, the practice was awarded 2nd place in BD Individual House Architect of the Year Award.

In 2015, our 'Hampstead Beach House', an extension and re-modeling of a Victorian building in a conservation area in LB Camden, was awarded 2nd place in both the New London Architecture (NLA) and Grand Design Magazine Awards for Best Extension in the Country and was the only house extension to be highly-commended in LB Camden's Design Awards.

In 2017, we won the competition to refurbish the Grade-II* listed RIBA Headquarters at 66 Portland Place to form the new Clore Learning Space.

Below: 'Grain House' by Hayhurst and Co. short-listed for an RIBA Award 2020 – a side and rear extension to a house in a conservation area in the LB Hackney.

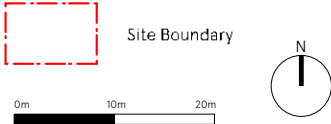




Above: Aerial View showing site, NTS.

Site Location

Woodlands is a single-dwelling house located at the junction of Church Street and Loughbon in the centre of the village of Orston. The site is close to a range of the village's amenities including St. Mary's Church, Orston Primary School and 'The Durham Ox Inn' as well as a number of neighbouring single dwelling houses. The building is located to the north-east of the junction and is set back from the road sitting in large grounds that extend behind post-war houses on adjacent streets and borders the school playing field and the rear of houses on Mill Lane to the east.



Above: Site Location Plan, Scale 1:750

Existing Site Photographs



Above: Existing site photograph looking east towards the site showing setting of the building.



Above: Existing site photograph looking south towards the site showing the partial visibility of the rear (north) elevation.



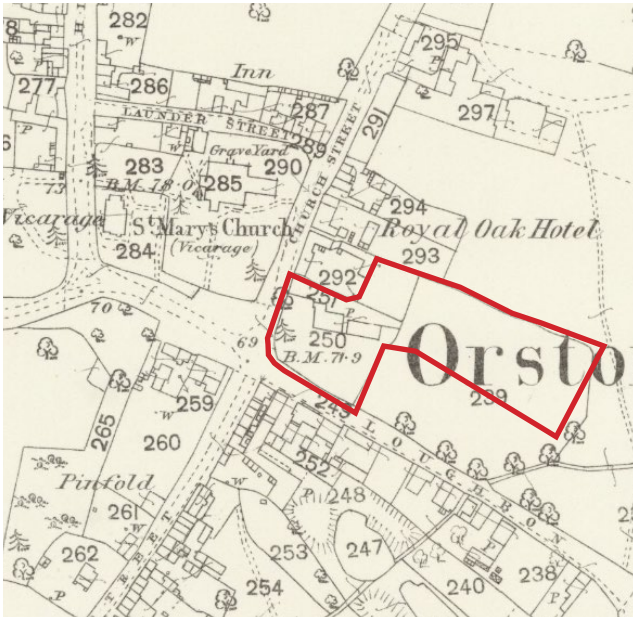
Above: Existing site photograph showing the western elevation visible through the tree trunks on Church Street.



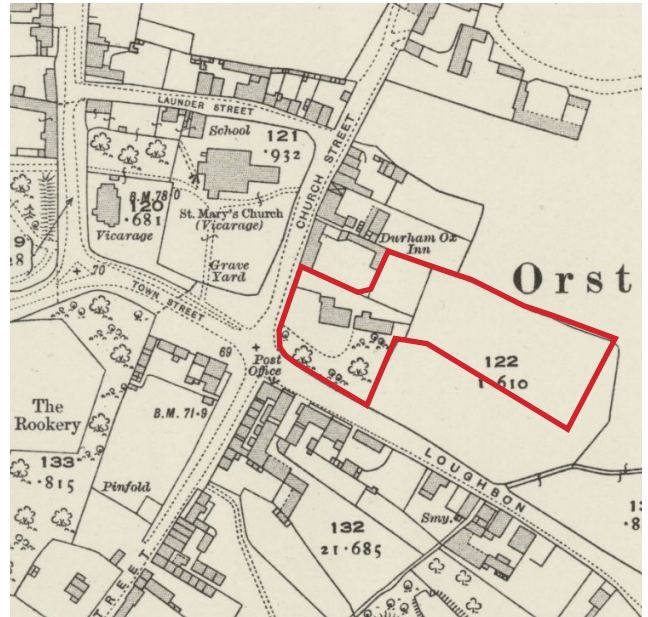
Above: Existing site photograph looking west along Loughbon showing the roof line of the main house in a gap between the behind the trees.

Site

Site History



Above: 1884 map shows the main house (to the left) with an outbuilding located close to the east and a U-shape of narrower outbuildings to the north. None of the adjoining land had been sold off for future development.



Above: 1920 map shows the new building that was added between 1884 and 1900 now removed.



Above: 1900 map showing an extension to the outbuilding to the east of the main house and a further outbuilding added to the north of the existing house.



Above: 1950 map appear to show that the outbuilding to the east has been demolished and replaced with a building that forms an extension to the main house with its north and south elevations aligning with that of the house. Similarly, the outbuildings to the north have been extended.

Site Formation

From 1884 to 1950 there appears to have been no change to the plan form of the main house but a number of extensions, removals and additions to the outhouses to the north and east of the farm house.

The changes to the site in the latter half of the C.19 were more significant. The farmhouse appears to have been extended twice, the outbuildings to the north demolished and the perimeter of the site facing Church Street and Loughbon sold-off for private development. The house itself has been incrementally, and lightly modernised over the years.

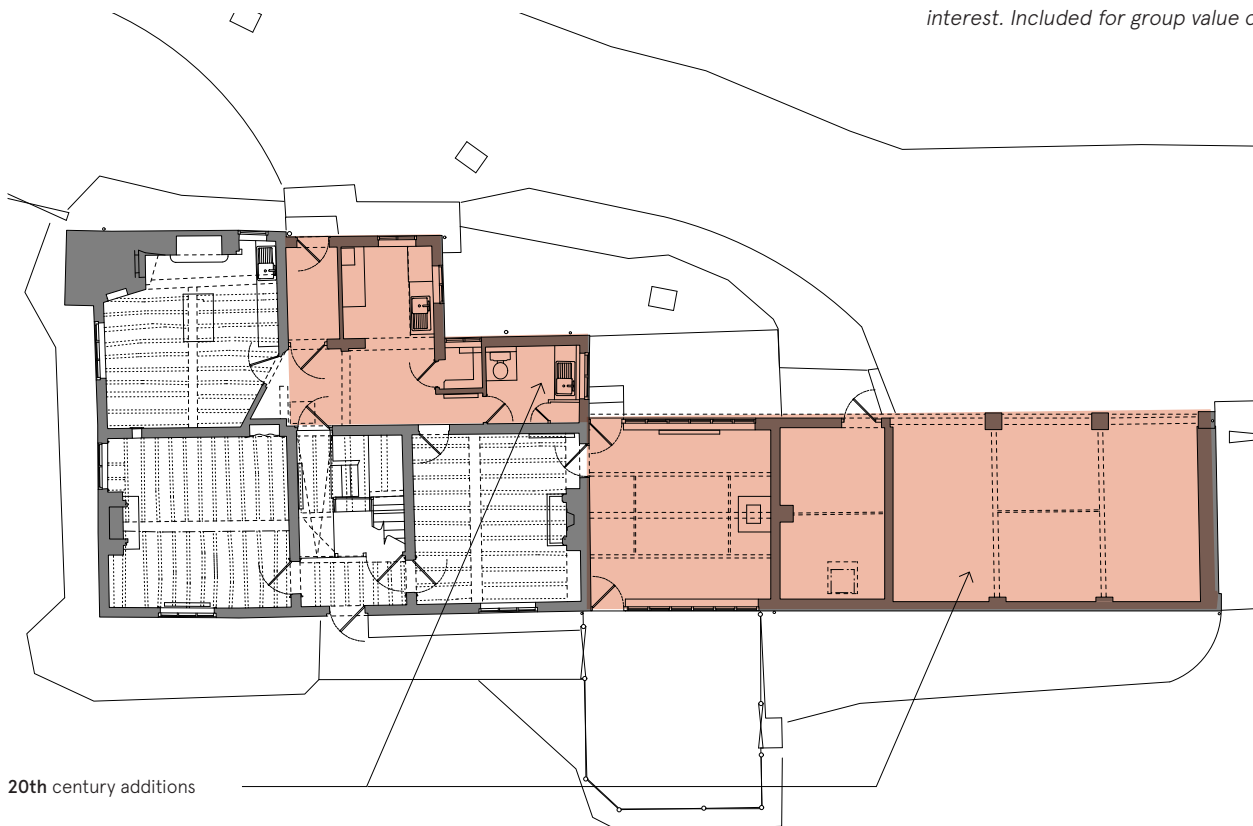
Heritage Location

'Woodlands' now sits in sub-area 3 (Church Street, Launder Street and The Green) of the Orston Conservation Area (designated 1990): the historic centre of the village. The house was Grade II listed in 1986. The listing description states its' origins as early C.18th and notes a number of subsequent, largely C.20th, additions to the house.

The house is part-2 storeys and part single-storey with an attic floor and small cellar along with single-storey adjoining outbuildings. Woodlands is constructed from brick under a pitched pantile roof. The full listing description is as follows;

Listing Text

Farmhouse. Early C18 and C20. Brick with gabled and lean-to pantile roofs. Cogged and dentillated eaves. Single coped gable. 2 gable stacks. 2 storeys plus garrets. 3 bays. L- plan. Windows are mainly C20 casements in original openings with segmental heads. Front has central half-glazed door with segmental head, flanked by single casements. Above, 3 casements, the central one smaller. South west end has to left, lean-to bake oven. To right, 2 casements. Above, C20 casement to garret. North east gable has to right, C20 door. Above, casement to garret. Rear elevation has lean-to addition to left, and similar late C20 addition in return angle. Off-centre door flanked to left by 2 and to right by single casements. Above, 2 casements. Rear wing has chamfered span beam with ogee stops, and fireplace bressumer. Other chamfered span beams have no stops. 3 storey winder stair with square newels. Reeded softwood fireplace with paterae. Late C18 hob grate. Mid C19 register grate in bracketed limestone surround. Adjoining single storey outbuildings are not of special interest. Included for group value only.



Existing Building Photographs



Above: Existing site photograph (rear of house facing Church Street)

Below: Existing site photograph (rear of house looking back from north of site)





Above: Existing site photograph (front of house facing Loughbon)



Above: Existing site photograph (rear of house facing private garden)

Planning History

There are a number of planning and listed building consents for the property noted on the borough’s website;

1. 2012 (Your ref: 12/00644/LBC) – listed building consent was granted for replacement windows.
2. 2007 (Your ref: 07/1674/LBC) – listed building consent was granted for the demolition and re-building of the cart shed.
3. 2002 (Your ref: 02/00548/LBC) – listed building consent was granted for the installation of three roof lights.

There are also a number of applications that relate to the demolition of single-storey outbuildings and the construction of a new single house in 2005-2007 on land that originally formed part of the development site.

Development Proposal

This proposal is for a number of discrete adaptations to the existing dwelling house. They include;

1. internal and external modifications of the post-war, single-storey porch to the north (rear) of the house to ameliorate its’ functionality and appearance,
2. internal and external modifications to the adjoining single-storey outbuilding between the house and the cart shed to form a new kitchen and dining area.
3. Internal modifications to the first-floor bathroom.
4. Miscellaneous plumbing modifications.

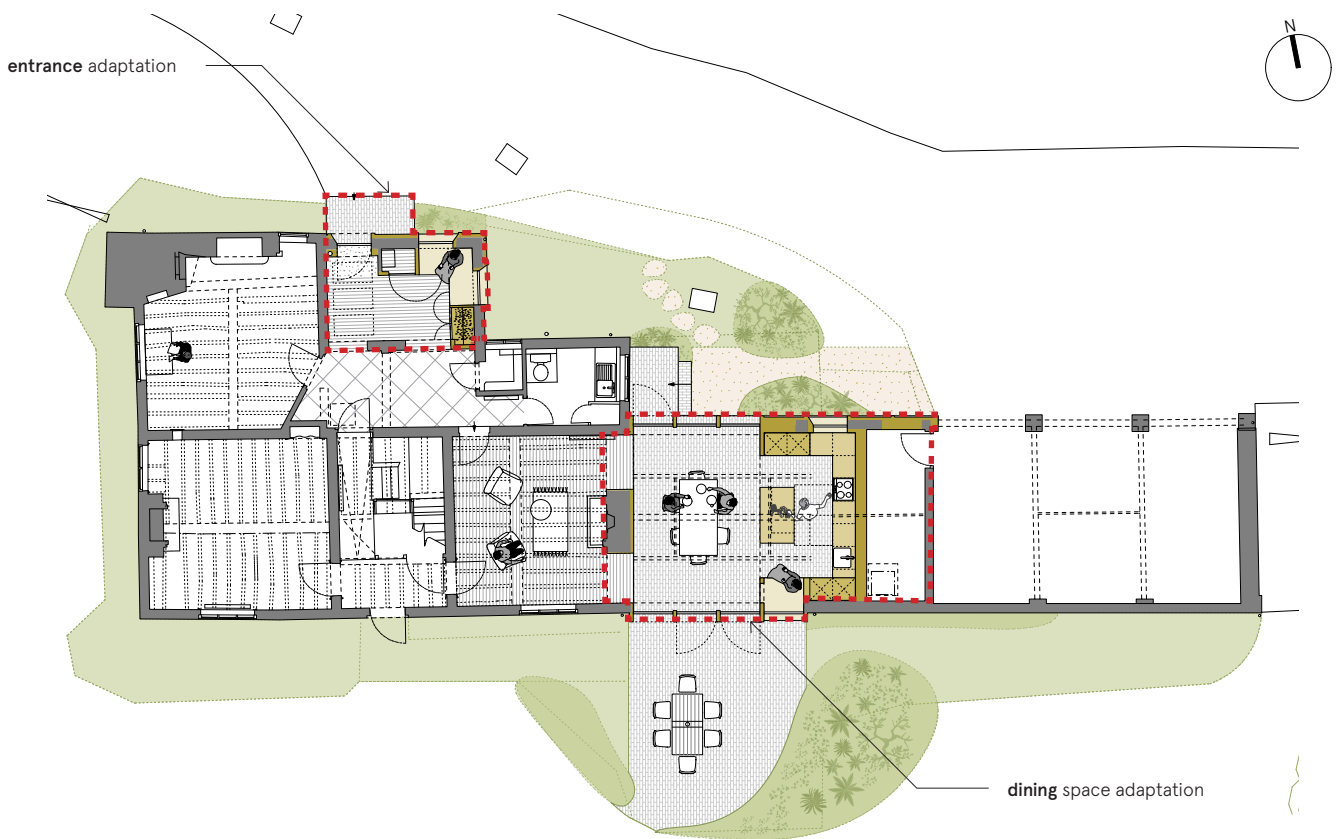
The proposals seek to make better use of the space that the existing house offers as well as remedy some of the poor-quality post-war modifications so as to improve the visual appearance and quality of the building and the setting of the listed building.

Heritage Proposal

The proposed modifications are to subsequent additions to the original house. There will be no loss of original fabric, no loss of the original plan form of the house and no change to the wider setting of the listed building.

The proposal creates a series of minor and discreet modifications to the existing building that seek to create a simpler and more sympathetic visual appearance than that created by the some of the post-war, pre-listing modifications.

The proposals have been designed to cause no harm on the character of the conservation area and to have no impact on the occupiers of neighbouring properties.



Above: Proposed Ground Floor Plan, Scale 1:200



Design Principles

Footprint

There are no extensions: the footprint of the proposal is unchanged.

Amenity

The proposal has no impact on adjacent residential amenity.

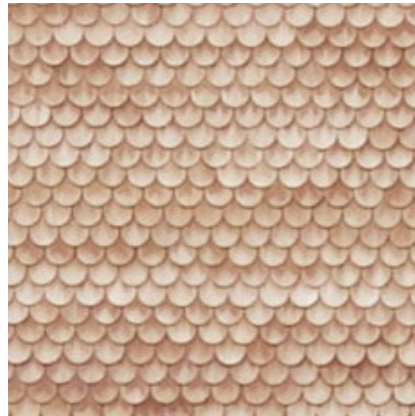
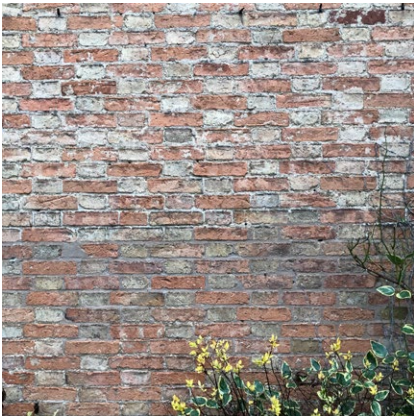
Access

The means of access and accessibility to the house is unchanged.



Above: Proposed North Elevation, NTS

Design Materials



The proposed adaptations to the house are finished in timber. This comprises vertical boarding in between vertical glazing subdivisions, topped with a bronze trim and with timber shingle infill to the upper infill elements.

The decision to use timber shingle is because when seen 'in block' the shingle is a small module with variation in colour and tone which is similar to the character of the brickwork found in the original part of the existing house.

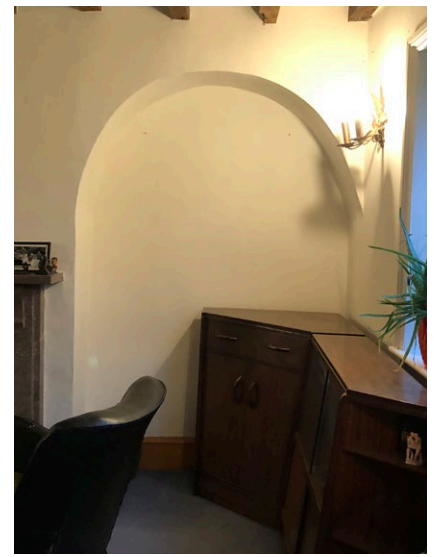




1.



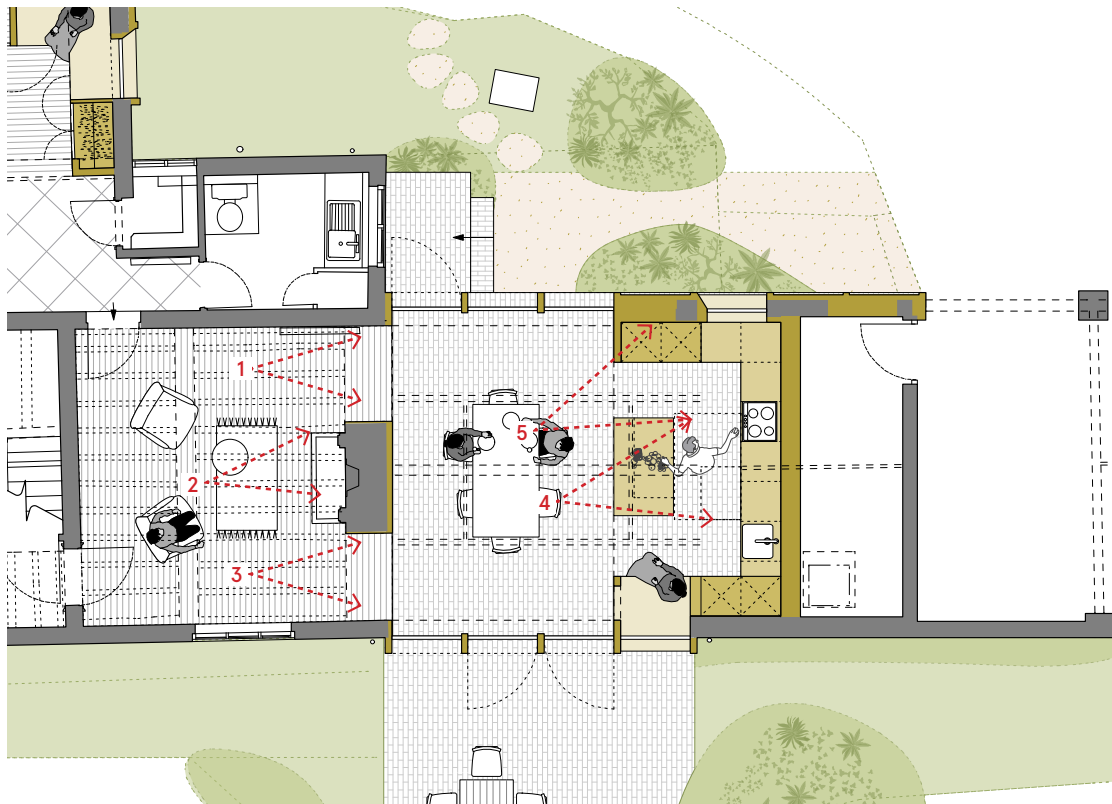
2.



3.

Above: Triptych of photographs documenting existing internal wall/ elevation to existing living room.

Area of wall/ door to be removed. Assumed to be non-original fabric as the arch would have previously defined entrance/ connection to outbuilding.



Design Appearance – Kitchen Area

The proposed development of the kitchen area is inside the single-storey building adjoining the house. It is noted in the listing text that the “*adjoining single storey outbuildings are not of special interest. Included for group value only*”. Notwithstanding this, the design considers the importance that these out-building have on the setting of the original house.

Currently, the front and rear elevations of the ‘garden room’ are neither consistent with the architectural language of the house nor the, recently re-built, cart shed. Given the hierarchy of the 2-storey house relative to the single-storey outbuildings, the modifications have been designed as an extension of the single-storey cart shed.

The proposal involves;

1. The demolition of concrete block wall between the existing garden room and external store (not original) and the creation of a larger space to form a new kitchen dining room.
2. Modification to the openings between the existing house and the new kitchen. The proposal is to remove the single skin infill inside the retained arched openings either side of the retained fire place.
3. Modifications to the elevations of the single-storey outbuilding elevation elevations remove the part-door, part-window arrangement and install new timber

door sets and window sets which continue the rhythm of the adjacent to cart shed.

4. The installation of a ‘light chimney’ clad in brick slips to the roof to provide daylighting to the newly formed kitchen (this will appear less cluttered than additional roof lights).

Below: Internal image of existing garden room. Room to become new kitchen/ dining space.

4.



5.



Design Appearance – Entrance Area

The proposed development of the entrance area comprises works to the single-storey porch adjoining the house. The extension is believed to have been built in the 1980s and the proposed amendments applied for here do not impact the original fabric, plan form or setting of the house.

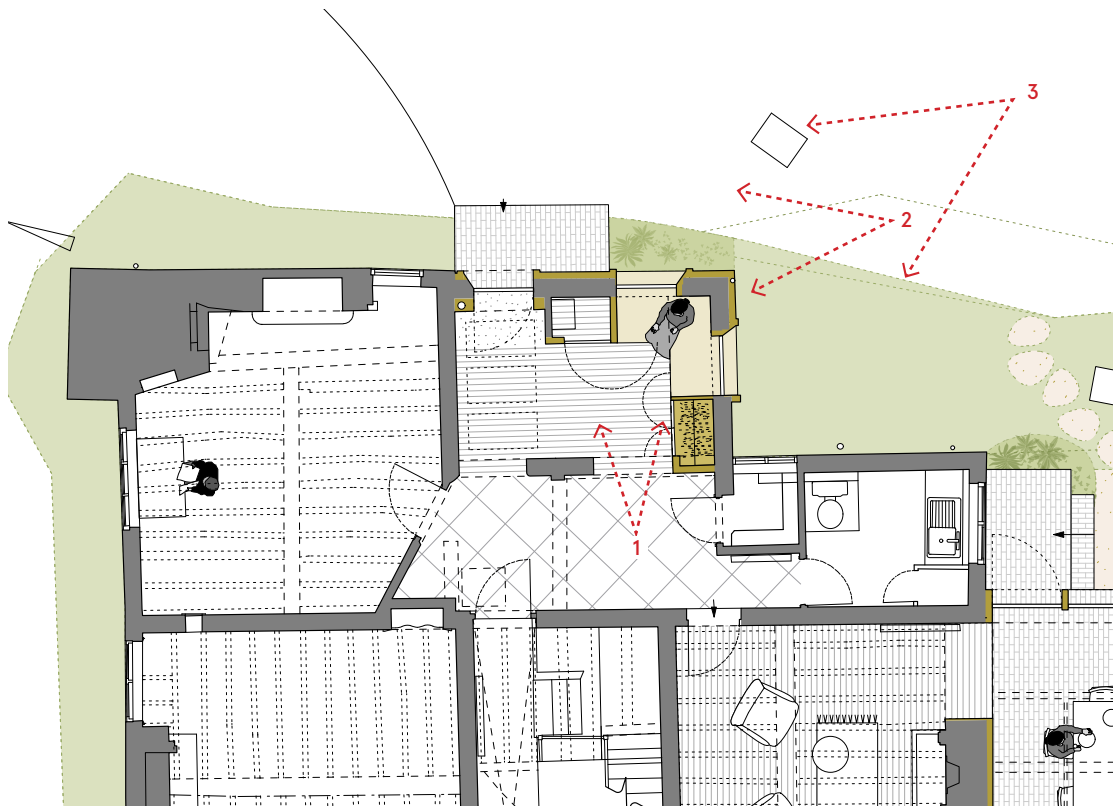
Currently, the extension reads as an anomalous extension in terms of material and form. The junctions between the extension and the existing building are poorly detailed and appear awkward.

The proposal involves;

1. The demolition of the internal partition wall between the existing hallway (this is believed to be built around the 1980s and does not form part of the original fabric or sense of plan form).
2. The removal of the single-glazed windows and their replacement with timber-framed, double-glazed windows in the same opening.

3. Over-cladding the existing brickwork elevations with framed, timber cladding that follows a similar language to the timber used in the new kitchen/ dining space. The intention of the character of the later additions together with a consistent, sympathetic architectural language.

4. Opening up of the existing ceiling to reveal exposed joists and the installation of a new conservation-style single skylight over the new widened entrance in the roof slope.





1.



2.

Left (far): Photograph of interior of current utility lobby,

Left (close): External elevation of 1980s built entrance extension showing poor detailing where extension abuts existing building.

Below: Entrance porch in context of the existing house.

3.





Above: Existing South Elevation, Scale 1:200



Above: Proposed South Elevation, Scale 1:200





Above: Existing North Elevation, Scale 1:200



Above: Proposed North Elevation, Scale 1:200





Conclusion

In conclusion, the proposed development forms a well-considered sensitive extension to 'Woodlands'.

It creates a sustainable adaptation of the existing house that responds to the character and hierarchy of the existing building whilst providing social spaces with improved access to the garden and to natural daylighting.

The design is subordinate to the original house, creating a legible distinction between old and new, with reference in its design to the host building's proportions, materials and tone.

The proposal will have no impact or cause any harm on the occupiers of neighbouring properties.

