

Design and access statement.

Proposed extension of existing storage building to form new design studio and study area
At Rectory Farm Mendham for Timothy and Kate Carless.

1/ Introduction

This Design and Access Statement has been prepared in support of the application for the alterations and extension to the approved storage building at Rectory Farm, following current planning guidelines.

2/ Site Location and Context.

The application is located at Rectory Farm which borders the Metfield Road and is set back from the road approximately 75m it also adjoins the Heritage Asset boundary of St. Mary's Church on the eastern side . both of which are screened with high hedges.

The grassed area to the store has a footpath which leads to the house and the kitchen garden as shown on the following photos no vehicular access is required .



View from Metfield road

View looking north towards Metfield road





View from kitchen garden looking south towards house and view looking east towards house and church.



3/ Planning History

Planning permission was granted in 2000 for cart shed ref 686/00

Planning permission was granted in 2005 works to house 2522/05/FUL and 2254/05/LBC

Planning permission was granted in 2011 storage unit 1033/11.

4/ Planning Proposal

The application site comprises a 15c house with 16c and 20c additions and ancillary buildings as stated above. The proposal is to extend the small storage unit which was approved in 2011 to form a new design studio for Mr. & Mrs. Carless to operate their Garden Design service from. They currently use a room over the garage which has proved difficult during the pandemic as when clients visit, they are intruding into what is personal space which they would like to avoid, giving them rooms to be within their landscape which they have helped to develop over the last few years.

The existing building has been constructed with the use of a traditional timber frame and the extension will replicate this using oak framing in the traditional method and following years of timber framed agricultural buildings but with an insulated shell using modern materials and air source heating equipment and achieving max solar gain from the southern elevation; underfloor heating, double glazing and wall and floor insulation, exposing the internal frame wherever possible.

The elevations are to be reclaimed imperial red brick facings, from the Imperial Red Brick Co to all new plinths, feather edged weatherboarding to all elevations left to weather naturally to link in with the existing building and clay plain tiles.

Paved areas to be kept to a minimum, just enough to provide adequate landing areas which will be accessed from grass pathways already on the site.

Additional low level planting will be provided around the building.

We have tried to take advantage of the topography of the site which has given us the opportunity to lower roof lines and settle into the rolling landscape and enabling us to form what will look like a small group of agricultural buildings which we understand were very close to where we are at present, care has been taken not to allow vast areas of glass facing the road or to the Asset.

5/ Heritage Statement

Impact.

the impact of the proposed extension on St. Mary's Church will not be increased by the new extension as existing tree and hedge screening will remain and the decreasing levels of roof lines will help minimise any visual impact from the boundary of the church yard, the proposal is some 40/50 meters from the church.

There will be no increase in pedestrian or vehicular traffic movements.

6 / Access

The entrances to the studio will have flat level landing areas to the external doors and level thresholds to all new door openings

7 / lighting

All new lighting will be kept to lighting entrances and pathways, these will be low level shrouded LED lighting giving light sufficient for safety but not giving off mass light pollution.

MJC Architectural Design.

