

Document: RC/1000

Design and Access Statement for 3 Redland Close, Barrowden, LE15 8ES.

Intro:

The key proposals and design rationale for this project are described below. The project is in part renovation, which aims to enhance the energy efficiency and performance of the property whilst improving the visual aesthetic of the architecture. The works also include a modest single storey extension on rear of the property to provide additional communal living space and link with the garden.

Description of existing property and intended use:

The existing detached dwelling was built c.1975 and forms part of a redevelopment of a historic farmyard which includes 6 properties of same architecture style. The horseshoe estate with asphalt hardstanding and two entrance/egress points is private and not adopted public highway. Two footpaths run on the Southern and Western boundaries of the property and are not identified PROW on RCC definitive map.

The property will continue to be a private residential dwelling.

Design principles:

Roof:

- The current roof has deteriorated and requires renovation. The existing concrete tiles are towards the end of expected life span and concrete joints and led work has perished across the roof which has contributed to water ingress into the property. The roof has an unusual profile with a wedge detail close to each corner with valley and verge junctions. This detail presents an area of weakness within the roof design and leaks are common. The proposed works include replacement of the entire roof using blue slate which is a common roof material in the village and consistent with local policy. The slate tiles can also be cut to form more intricate and bespoke joints (unlike concrete tiles) and therefore a more suitable product to help achieve watertight junctions in the wedge sections of the roof.
- Loft insulation will be increased to latest standards to enhance thermal efficiency of the building

Windows and front door:

- White uPVC windows on the east elevation and timber frame on the south elevation are now over 20 years old and have deteriorated and require maintenance. The proposals look to replace all windows with a consistent finish using either aluminium or uPVC in an off white/cream colour, which is sympathetic with surrounding properties. The windows will retain similar proportions as existing frames, however to enhance natural illumination no fake Georgian bars are proposed. Replacement of windows will significantly enhance thermal performance of the property.
- To enhance the visual quality of the property frontage which faces the public realm on Chapel Lane, the existing white uPVC front door and side lights are proposed to be replaced with a solid Oak panel door and sidelights.

Orangery extension:

- The rear extension is located on the north-west corner of the existing property and provides additional living/dining space. The modest proportions of the single storey box form, respect the scale and integrity of the existing dwelling. Due to height and position, it is anticipated the structure will not be visible from the public realm. The building is also wrapped in a high-quality natural Larch timber cladding which will weather and provide a material appropriate for its garden context.
- Glazing on two elevations, plus a lantern in the roof provide good natural illumination and connection with the garden.

Access:

No changes are proposed from existing arrangement.