

Holly House, Haresfield
Design and Access Statement
Issue 01
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Prepared for:

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1.0 Introduction and Location

This Design and Access Statement accompanies the application for approval of the proposed kitchen and rear extensions at Holly House, Haresfield.

Holly House dates back to 1869, a large Victorian 'Stonehouse red' brick house with Cotswold stone bay window and lintels and slate roof with 3 brick chimneys. The house itself is not listed.

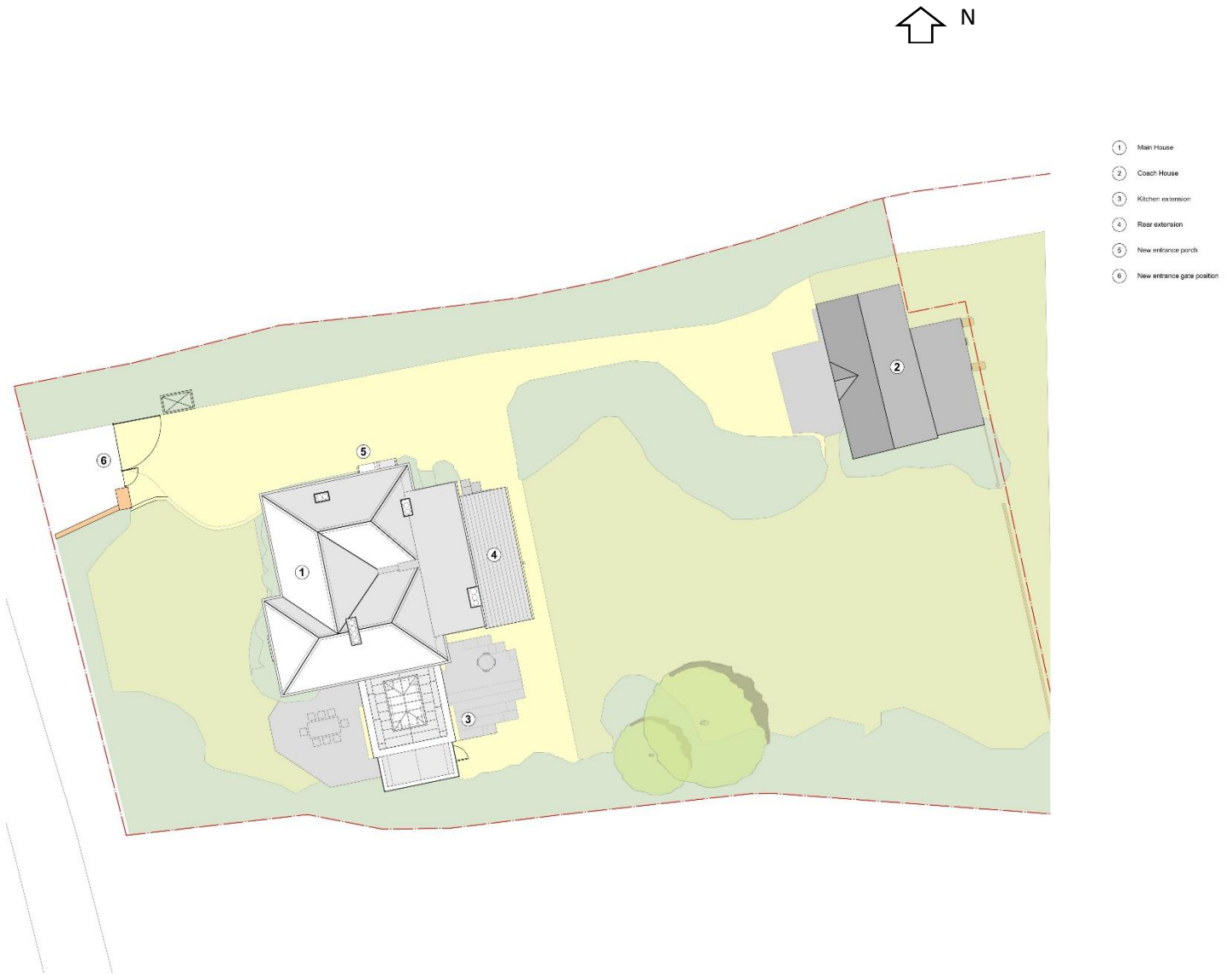
The house is situated on the western edge of the small village of Haresfield, in the South Cotswolds, about 4 miles to the north of Stroud. It lies at the foot of the Cotswold escarpment, which forms an impressive wooded backdrop, beyond the area designated as being of outstanding natural beauty.

The proposed kitchen extension is to the west side of the property. The existing rear block is to be demolished and rebuilt as a slightly larger single storey footprint and referenced as the rear extension for the purposes of this application.



Holly House

2.0 The Proposal



2.1 Amount, Scale and Layout

This application is for the following proposals:

1. Kitchen extension: A modestly sized kitchen extension of 30sqm to the southern side of the house. The proposal would extend the kitchen space out to the south, extending the floor plan to provide an L shaped kitchen dining living space, introducing new views in to the front and rear gardens and creating improved connection with the garden itself. This extension will be single storey with a glazed rooflight viewable from above as the master bedroom windows at first floor overlook this space.

2. Rear extension: Additionally the existing 6sqm rear lean-to will be demolished and replaced with a larger 16sqm rear extension containing a garden (rear) entrance, cloakroom storage and an accessible large wc with a covered back door area.
3. Replacement entrance porch: A new slate roofed open porch in keeping with the scale of the dwelling.
4. Existing vehicular and pedestrian gate location to be repositioned to allow for cars to safely pull off the main road when gates are closed.

2.2 Appearance

The new kitchen and rear extensions to the Holly House would be of matching materials to the adjacent Holly House, the walls of red brickwork to match the existing house, stone copings to the kitchen extension with a polyester powder coated aluminium rooflight behind the parapet. Large PPC aluminium glazed sliding doors to both the rear garden elevation and the front garden elevation. The plant room will be a timber clad lean-to located at the west end of the kitchen elevation and accessed externally.

The rear extension is to have a pitched slate roof and decorative fascia brackets, painted timber doors and casement windows. The roof will overhang the extension to the northern end to give light to the existing windows and to provide a covered entrance for daily use.

New entrance porch: The modern 'unsuitable' porch on the north elevation will be replaced with a new painted timber, slate pitched roof porch in a Victorian style, more in keeping with the original period of the house.

The appearance of both the extensions from the main road have minimal impact on the main house setting. The extensions sit to the side and to the rear of the property and the kitchen extension is mostly blocked by the existing large holly hedge running along the roadside.

The extensions will not be visible to the neighbouring house on the west side of the property due to the wall, extensive vegetation and established trees along the boundary which are to be kept, tidied and maintained.

2.2 Sustainability

Both the extensions will have a small footprint, the kitchen extension in particular will utilise the southern light and aspect, passive heat and ventilation via large, glazed doors. Externally they will have the appearance of brick walls, but these will be built as cavity allowing for insulation. The existing rear block that is to be replaced is small and uninsulated so the new cloakroom and wc facilities will benefit greatly from the improved construction in terms of thermal comfort and usability.

Increasing the living space adjacent to the kitchen and dining space and rebuilding the rear block in a larger form will improve the quality of life for the inhabitants, the building therefore continues to be used and maintained.

3.0 Access, Accessibility and Parking

The new living space formed by the proposed extension will be accessed internally from the existing kitchen via a new larger opening on the south elevation, it will also have doors out to the front and rear gardens, a new south facing patio will be created and there will be level access internally and externally.

The new rear entrance will be wider and the cloakroom more spacious for improved access to the new wc facilities with an outward opening door. Level access in to the remainder of the house will be maintained.

There are no fundamental changes to the rest of the house and its current layout, access and accessibility levels will remain.

The size of the driveway will be unaffected and it is currently more than adequate for the size of the house, the modest extensions should not have an effect on parking.

4.0 Reference Images



View of the east elevation from the rear garden



Existing garden stores in a delapidated state



Existing south elevation of the main house showing the arched opening in the garden wall that is to be removed



Existing north elevation of the main house with the altered main entrance and insensitive entrance porch – the main entrance would originally have been on the west elevation

5.0 View of Property from Public Road

Existing view from main road towards main house and location of proposed extension.



