

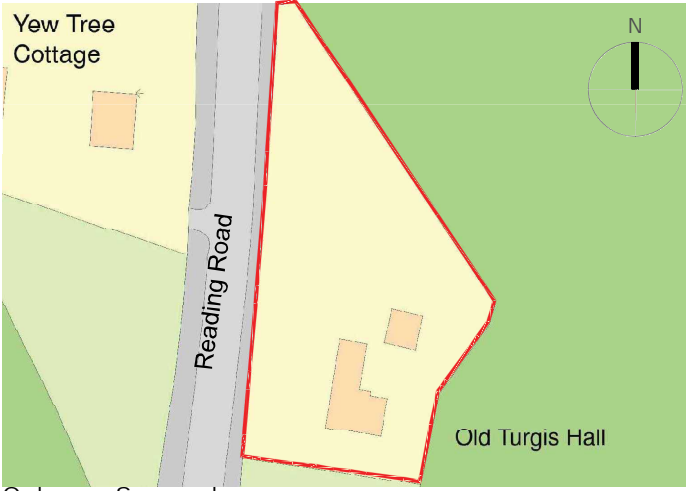
# Annexe proposal

## Old Turgis Hall, Stratfield Turgis

Design and Access Statement May 2022



# Site & Analysis



Ordnance Survey plan



View from Reading Road entrance

The rural site covers approximately 0.4 acres and is accessed directly from the A33 Reading Road. The site is surrounded by fields and woodland. The nearest properties are Yew Tree Cottage and The Jekyll and Hyde pub.



Rural setting of site

The former village hall is of red brick construction with blue engineering brick detailing. Part of the roof space has been converted to provide first floor

accommodation and Planning permission (Ref 22/00041/HSE) has been granted for development of the remainder of the space, which has not yet been implemented.



View of annexe site looking east



View of annexe site looking west from back garden



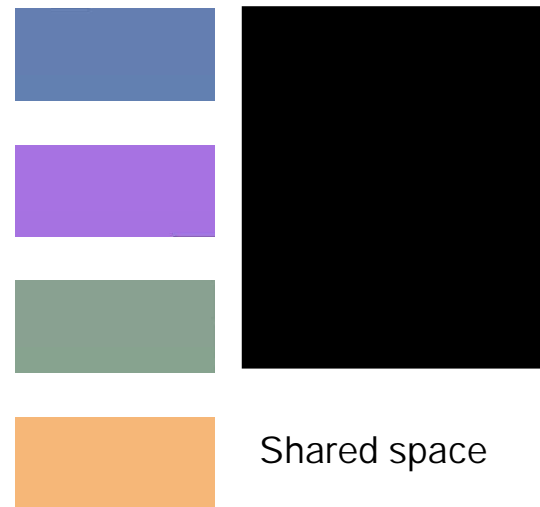
View of existing entrance and driveway area looking south

# Proposals: Layout

The proposed layout would allow multi-generational living for

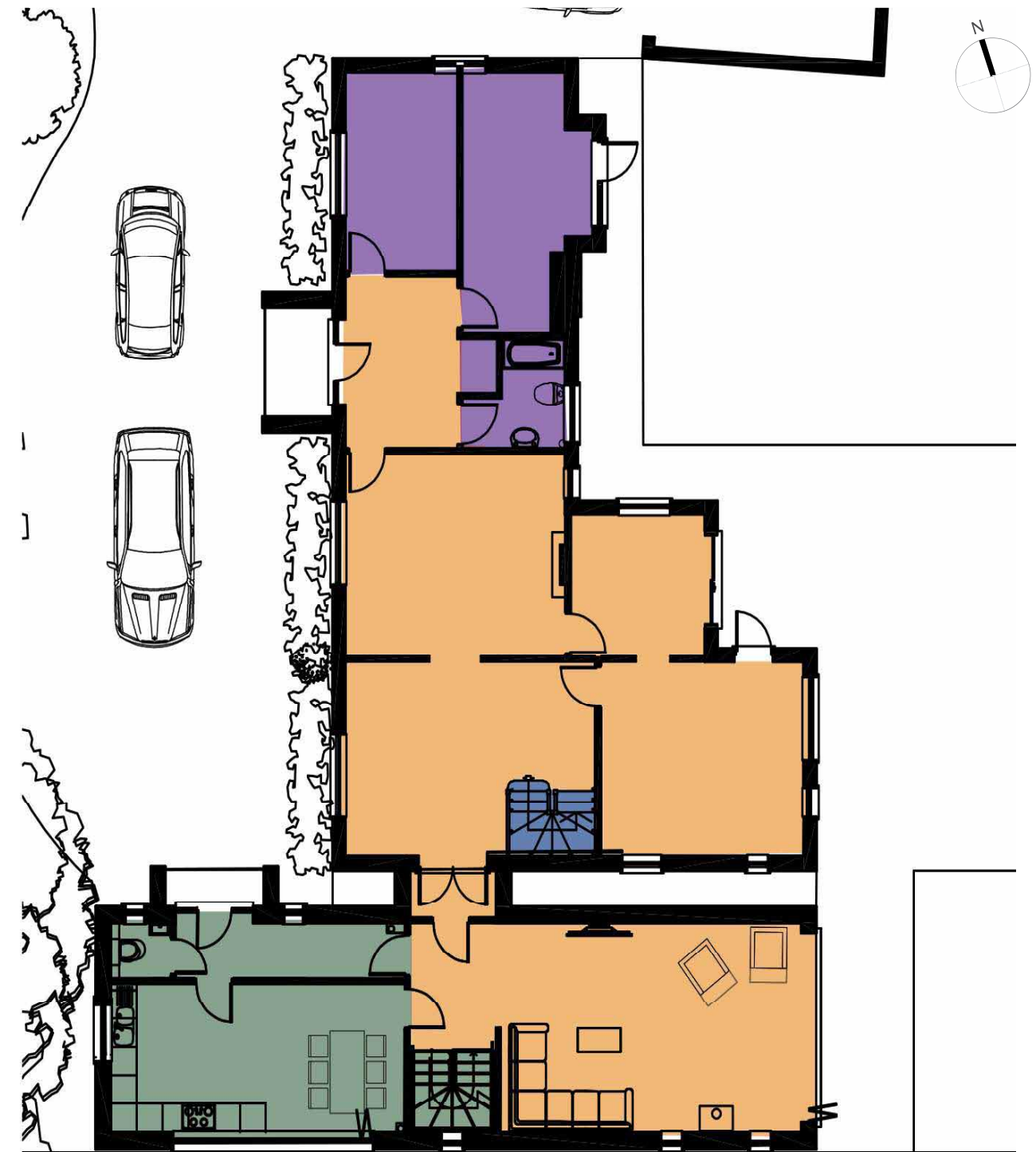


Access to the annexe will be from patio doors in the existing living room through a covered link. The annexe has been located to provide a courtyard feel to the entrance driveway area where there will be an entrance door to the annexe as well as the existing main entrance.

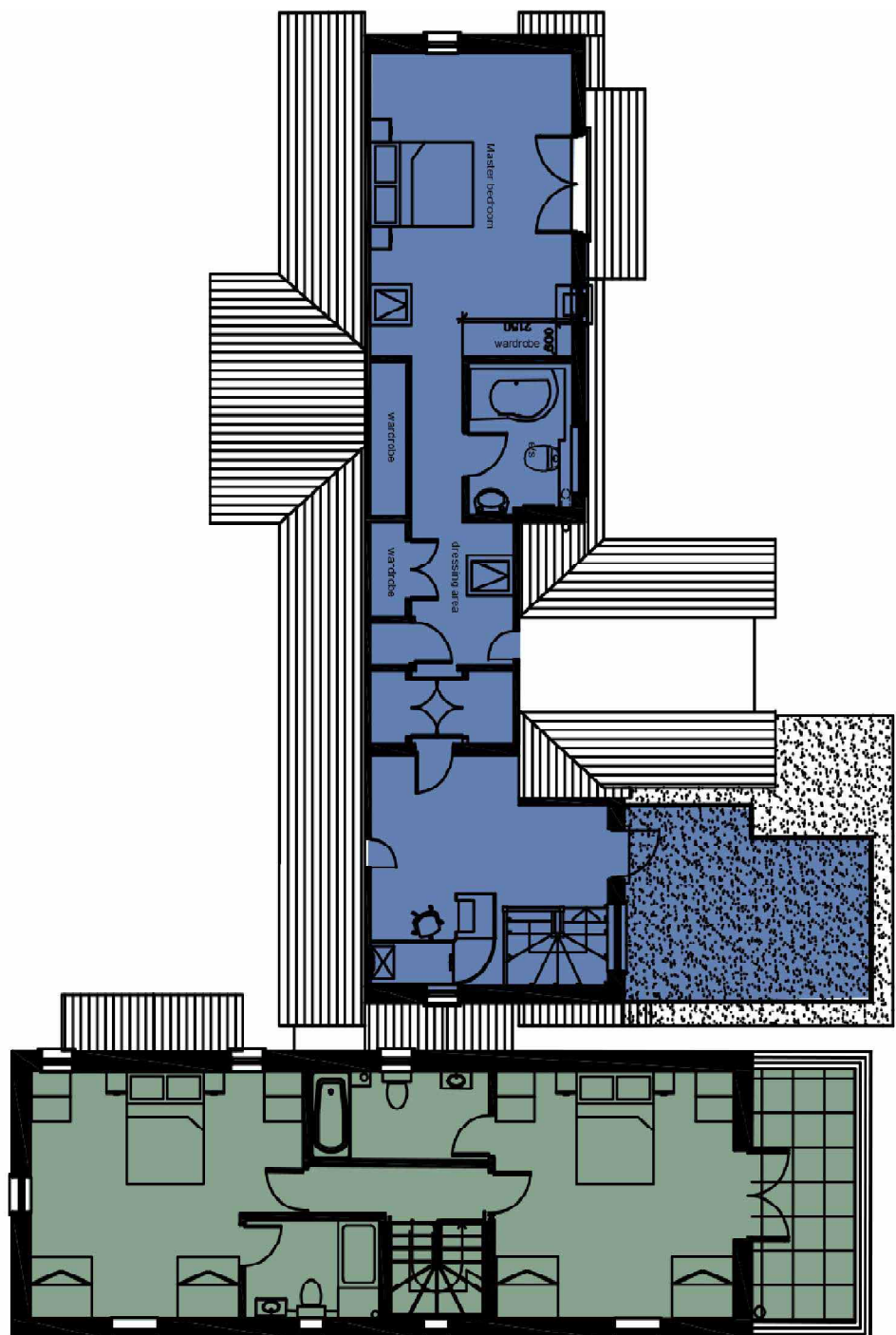
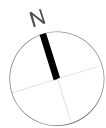


The building line of the annexe in the back garden has been kept the same as the existing kitchen to avoid overshadowing. There are also overhead electricity lines which have restricted any further encroachment into the garden.

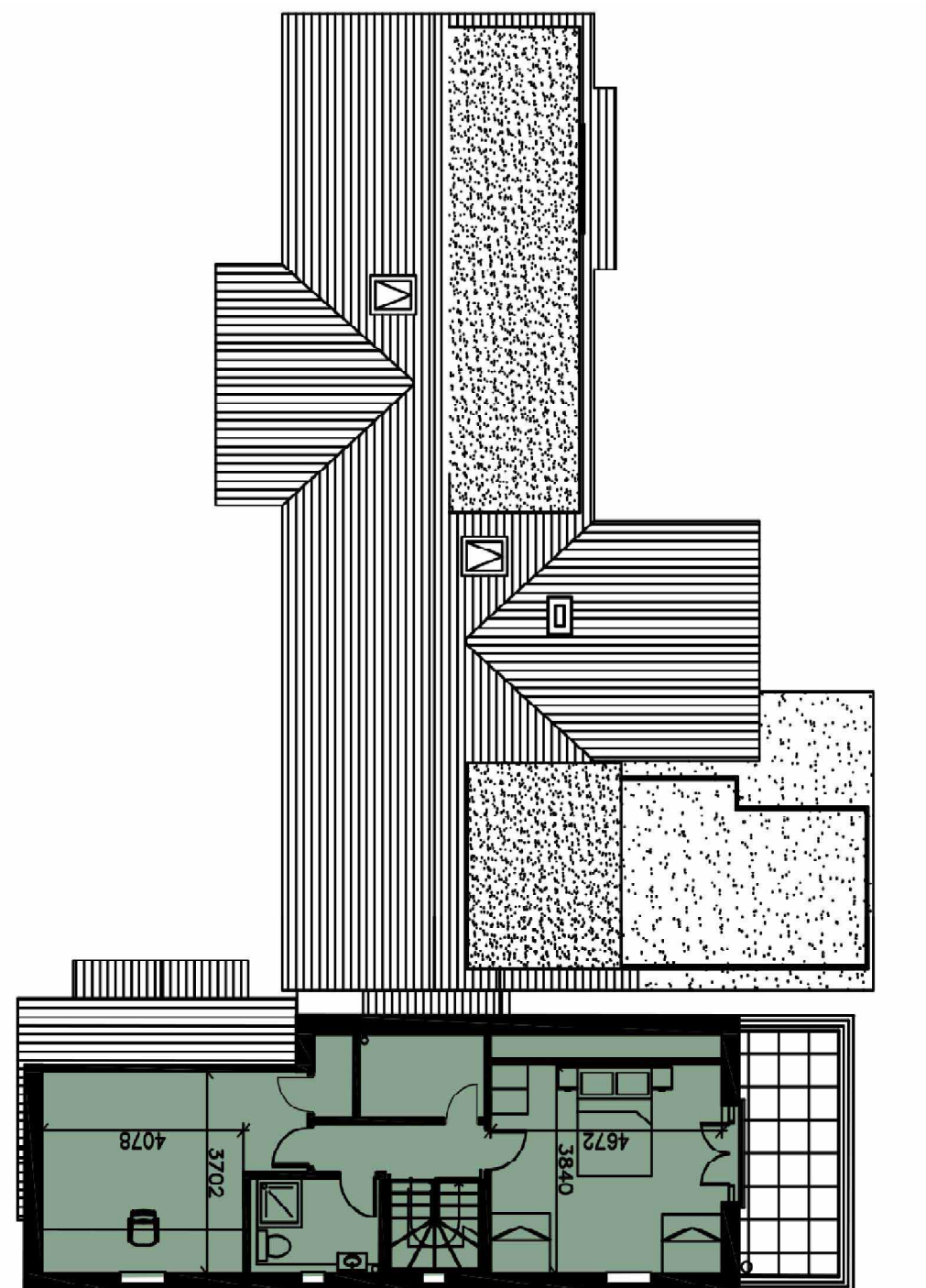
The annexe aims to be as thermally efficient as possible. There is space for Photovoltaic panels on the southern facing roof which could work in conjunction with an air source heat pump to produce electricity.



Ground floor



First floor



Second floor

# Scale

The existing Old Turgis Hall property was a single storey building which has been converted into a two storey dwelling.

The proposed annexe has three floors with characteristics which link back to the existing property:

- the annexe entrance canopy is the same size as the main entrance but simplified in its' design

- The eaves level of the annexe is at the same height as the ridge of the existing pitched roof

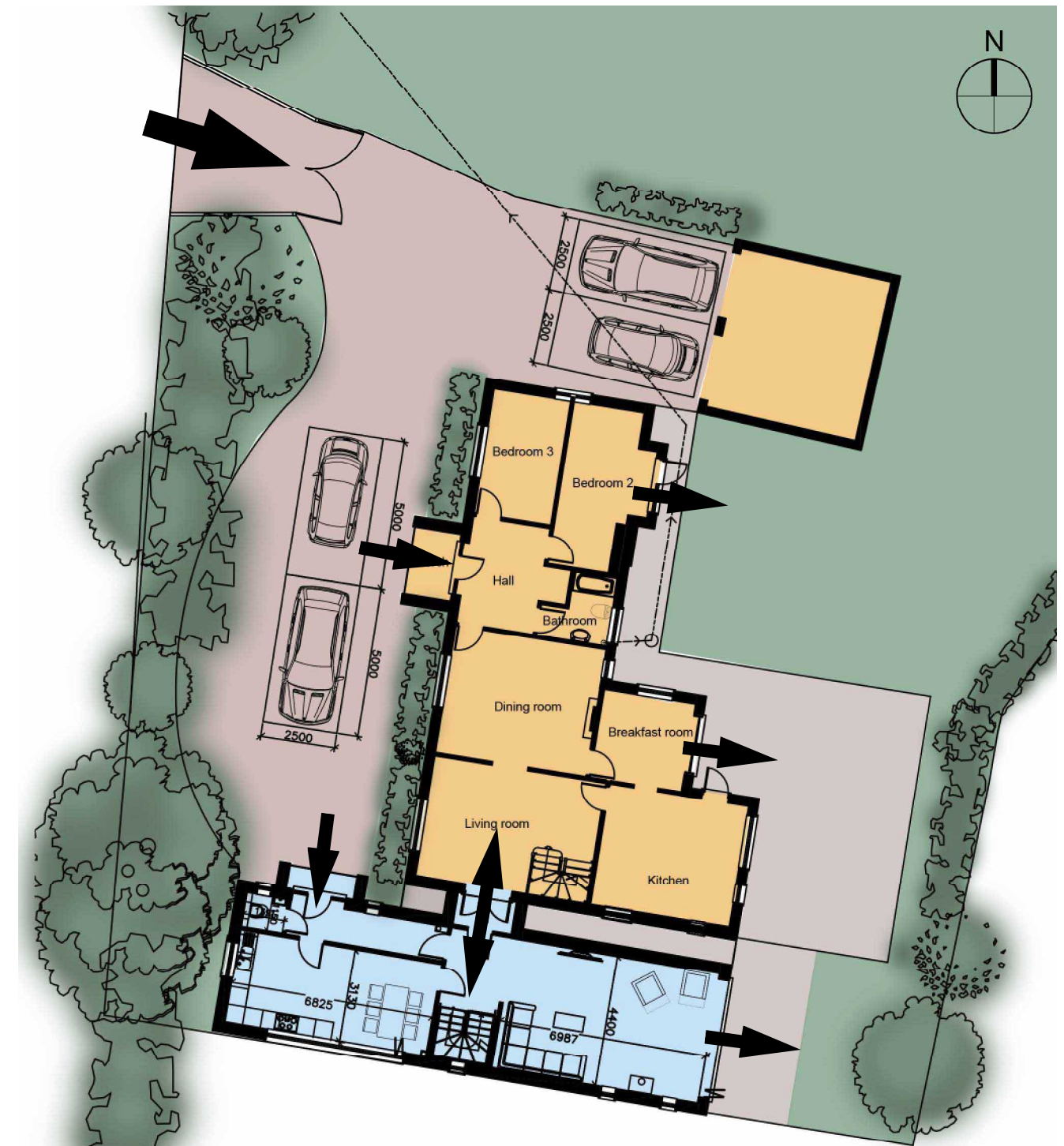
- Dormer roofs are present on the existing first floor and the consented first floor extension. The proposed annexe dormer roof at second floor is of a similar scale and design.

- The existing buildings step up in scale from the single storey garage to the north to the two storey existing building up to the three storey annexe to the south of the site.



West elevation

# Access



The site is accessed from Reading Road through a private gate. The annexe will share the driveway and parking area with the main residence. Internally the annexe

is linked between the main living room and the annexe living room. All living spaces to the rear have direct access to the shared garden.

# Appearance

The proposed annexe will be of the same character as the existing building; Red brick with blue engineering brick detail at ground floor with hung tiles to the dormer walls at second floor.

A soldier brick course in red brick will accentuate the first floor and along with the proposed first floor verandah area, will create a visual link with the existing property.

The angle of the roof pitch to the annexe is the same as the main roof and also has a dormer roof to match the existing.

Windows will have white surrounds to match the existing with a Juliet balcony to the second floor bedroom to benefit from countryside views as in the consented loft conversion.

The annexe entrance is of a similar style to the main entrance but with a simplified design to appear subservient to the main residence.

The existing property and proposed annexe are both screened by mature trees and bushes along the Reading Road and southern boundaries.



View of entrance driveway area



Rear elevation

