

Design & Access Statement

Proposed for Lindsell Farm , Hickford Hill, Sudbury,
CO10 7DW





Contents

01 - Introduction

02 - Context

- Site Area - Wider Context
- Site Location
- Site Description
- Site Photos

03 - Design Statement

- The Proposal
- Proposed Site Layout
- Form, Height and Massing
- Design Considerations
- Precedents
- Landscaping
- Drainage and Services
- Materiality
- Sustainability

04 - Conclusion



01 Introduction

This Design & Access Statement has been prepared as part of the planning application for the proposed development at Lindsell Farm,
Hickford Hill, Sudbury, CO10 7DW

This planning application seeks approval and support to develop the existing dwelling into a modern home that is more suited to support the
families desired lifestyle.

This report should be read in conjunction with the planning application and the drawings submitted.

The contents of this document reflects the process undertaken in developing the design for the proposed scheme. This started with an
analysis of the context in planning and physical terms, together with an evaluation of the site and brief.

With these findings we have designed a proposal that will aid the surrounding context while catering for our clients needs.

The submission is part of the householder planning application to Braintree District Council. The application is being made on behalf of Mrs
Thurgood who is the owner of the site outlined on drawing: ArchHUB_2208002_01_SitePlanEx



02 Context

Site Area - Wider Context

The site is located at Lindsell Farm, Hickford Hill, Sudbury, CO10 7DW

| Site Location -
| Lindsell Farm, Hickford
| Hill, Sudbury, CO10
| 7DW

———— = Hickford Hill



02 Context

Site Location

— = Hickford Hill



— Site Location -
Lindsell Farm, Hickford
Hill, Sudbury, CO10
7DW

02 Context

Site Area

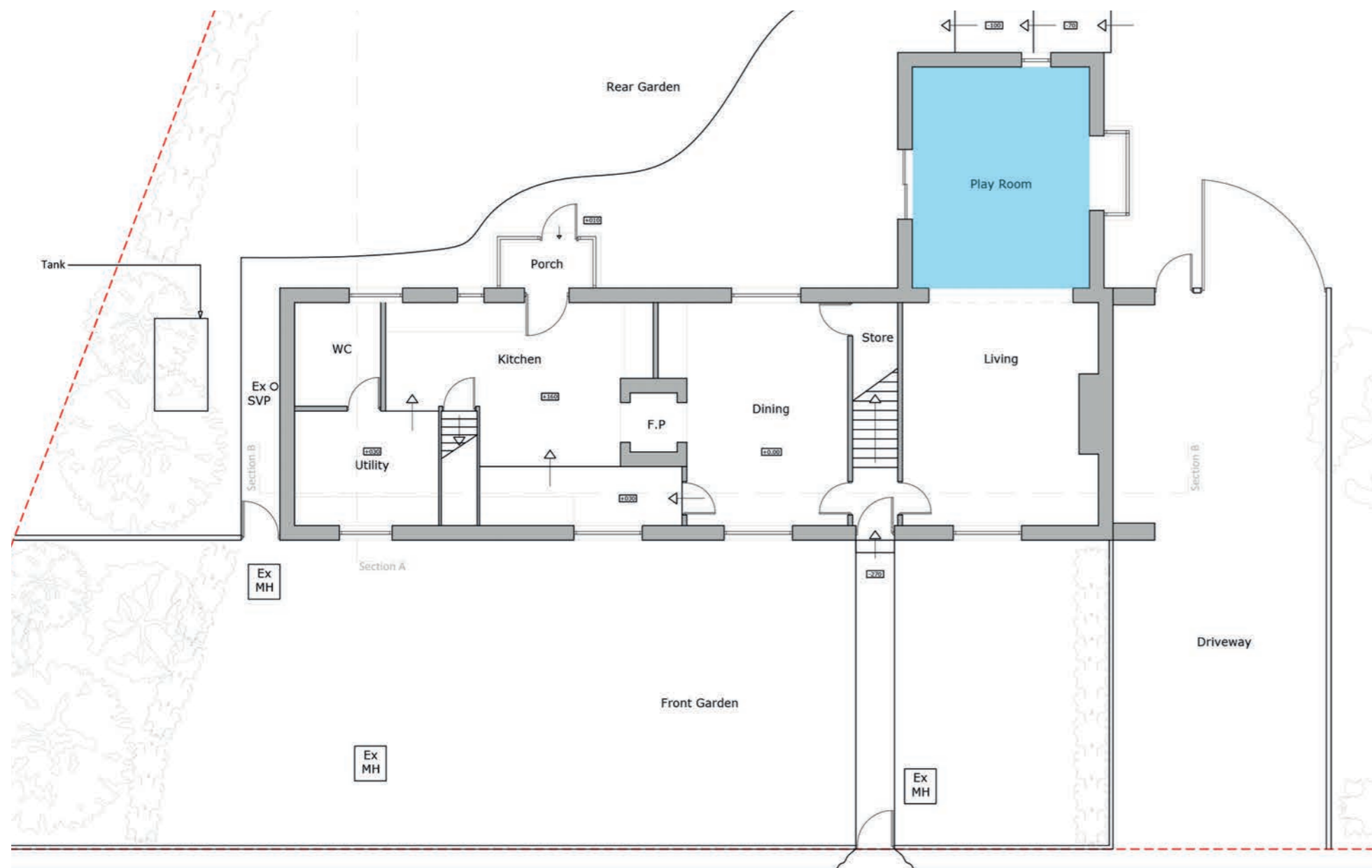
Demise Area : 2400.6 m²
Main Dwelling : 104.74 m²
Outbuildings : 113.7 m²
Existing Land Occupied : 11%



02 Context

Site Photo

 = Previously Added Extension



The site covers an area of roughly 2400 meters squared and is occupied with a four bedroom detached dwelling that has an internal ground floor area of 94 meters squared. The site does not lie within a conservation area nor in the green belt.

The historical property has previously had a double storey extension on the right hand side of the property. It is in keeping with the architectural language of the dwelling something our development will aim to continue

The existing dwelling has internal changes of level and poor circulation through the property especially at first floor. Both these things along with an impractical layout provide the family with disjointed spaces that do not maximise the plot.

Mature vegetation to the left hand side of the property blocks any visual connection to the street edge or the neighboring property.

Having reviewed the existing dwelling there is a need for greater living space at this property. The family requires suitable living accommodation, with the existing layout in need of modernising and to improve their family lifestyle.

02 Context

Site Photos



Existing Front Elevation (Taken from Hickford Hill)



Previously Added Rear Extension



One of the various outbuildings and highlights there are no overlooking neighboring properties to the rear



Existing Rear Elevation (Taken from the Rear Garden)



Large rear garden with vegetation and outbuildings



Rear elevation showing overgrown vegetation at the Eastern boundary.

02 Context

Site Photos



Beam visible internally showing where the new extension has been added



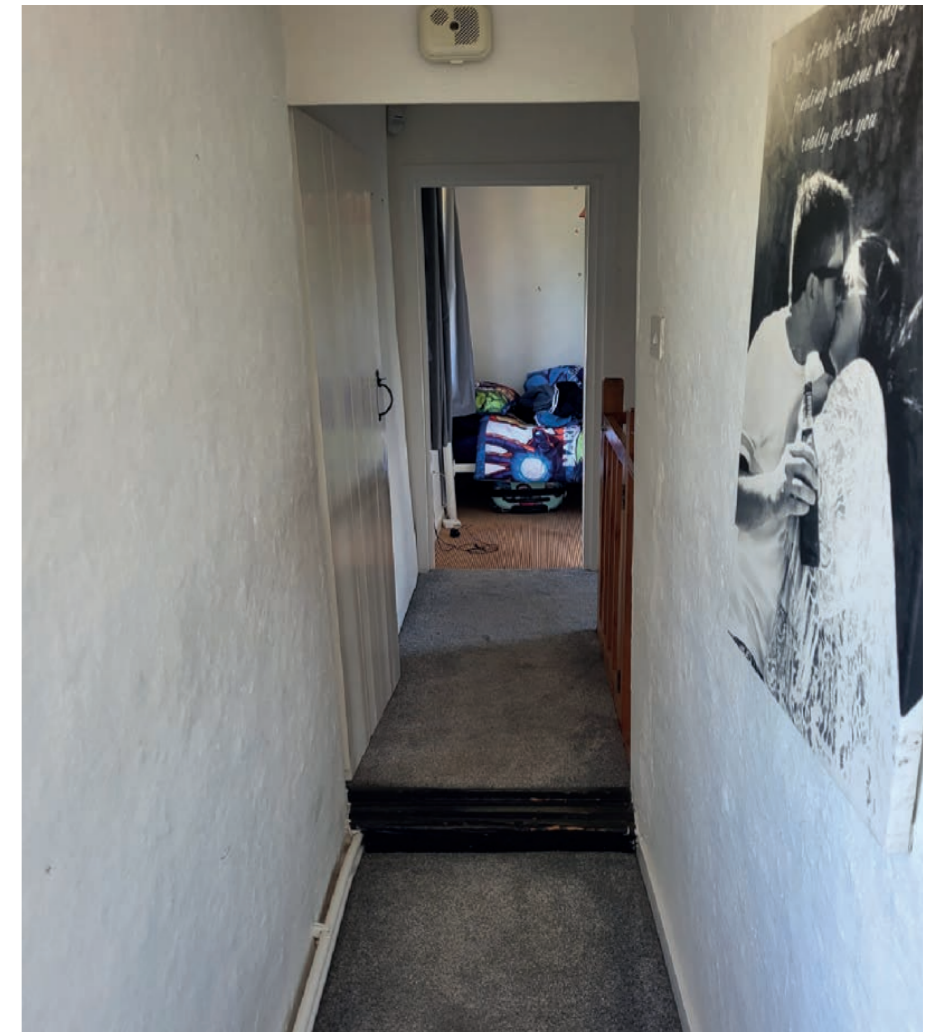
Internal steps divide up the already poor layout. This farm house has character and is something our design wants highlight.



Large internal fireplace. Wanting to be retained as a key feature in the design.



Because of the poor circulation you have to currently pass through the master bedroom to get to get to other rooms on the first floor.



At first floor there continues to be changes in level. When there is a hallway it is extremely tight and disjointed from the main staircase.

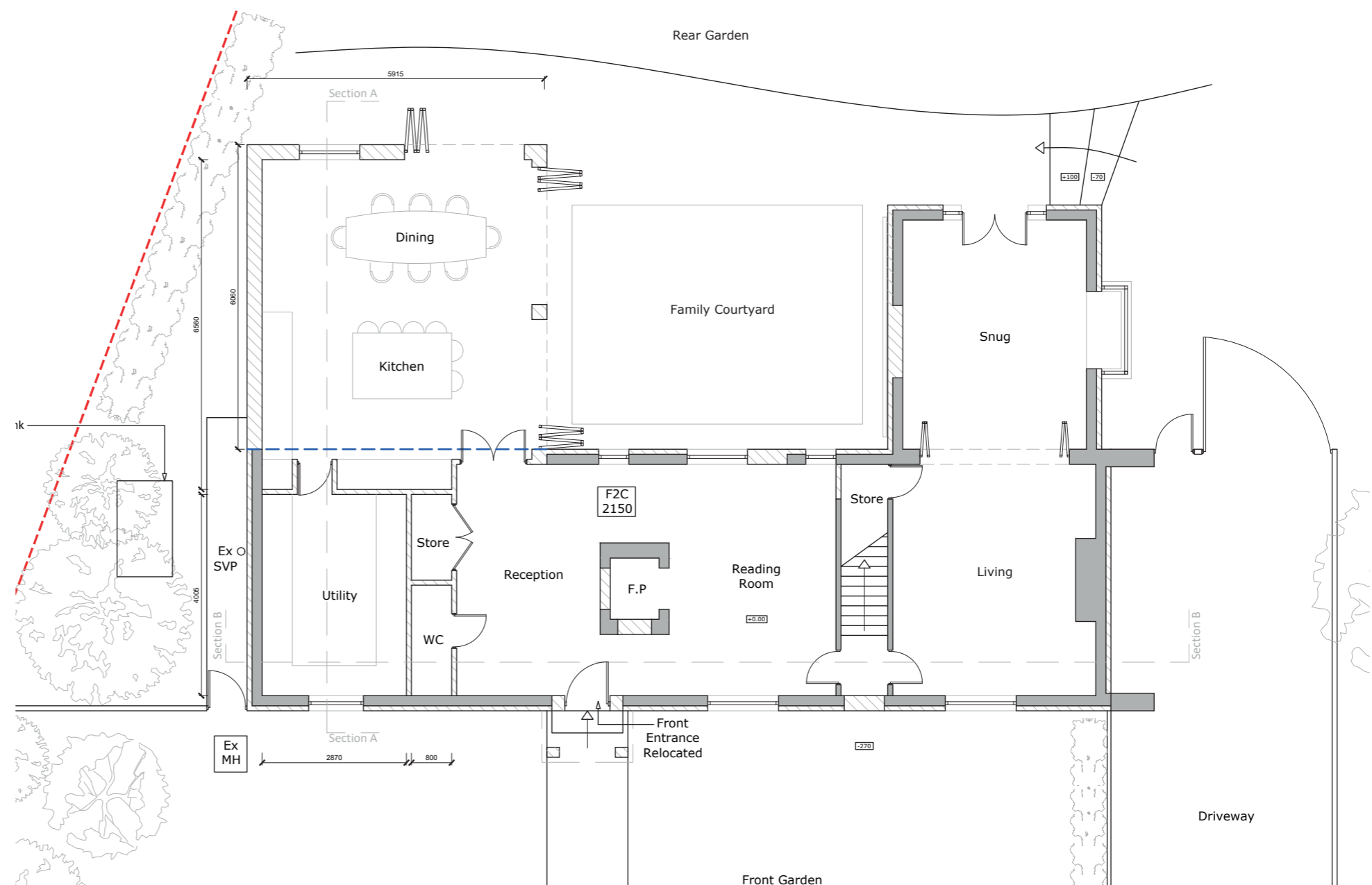
03 Design Statement

The proposal



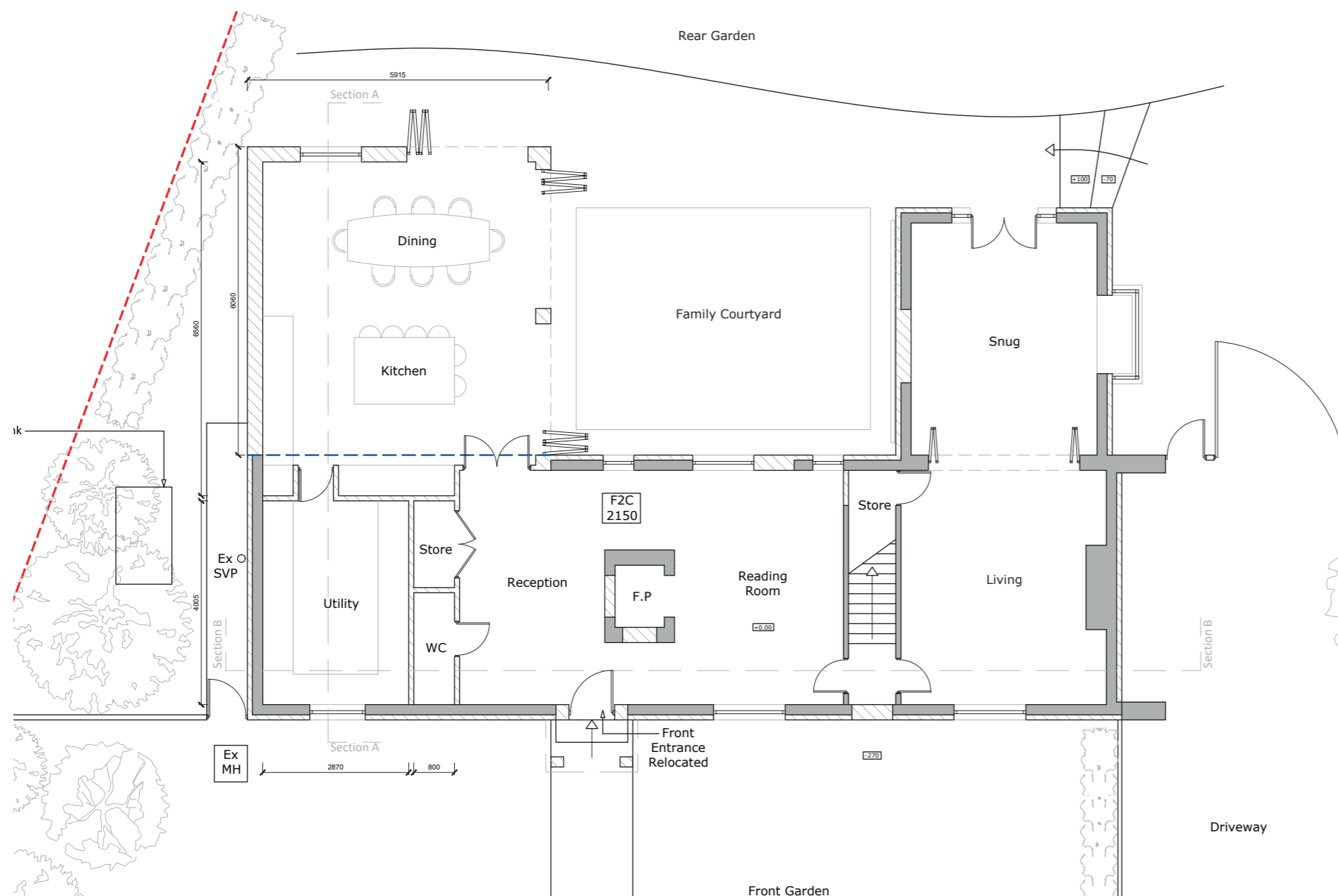
We are seeking consent for the proposed double storey rear extension with an internal reconfiguration of the existing property. Our design will pay homage to the original dwelling and make it more suited towards a modern family lifestyle.

The sites physical constraints, together with the aspirations of our clients to develop a sustainable development are influenced by the setting, layout, size, scale, mass, and appearance. These site constraints include its location and setting, site boundaries, scale and relationship it has with the neighbouring context, topography, orientation, and existing site features. The proposal will relate back to the existing structure and feel as if its a natural extension of the structure.



03 Design Statement

Proposed Site Layout



The proposed extension has been developed after an initial feasibility study as being the most appropriate location to site the extension to both minimise and mitigate any detrimental impact on the surrounding environment and ecology while celebrating the existing historical structure.

The proposed ground floor of the new extension will create a new family hub. The client's family will have a multi-functional kitchen and dining space that opens out to the new courtyard. The internal reconfiguration now connects the previously disjointed spaces with the reception and reading room looking out to the family courtyard and has visual links through to the new extension.

At first floor we have created a grand master bedroom with an en-suite and walk in wardrobe, which looks out over the land to the rear of the property. In the existing part of the dwelling, we have created a new hallway which improves the circulation in the property while maximising the layout of the habital spaces.

The layout, orientation and siting of the extension has been derived from a number of influencing factors. Primarily the key factors determining the layout proposals are the site constraints and should be seen as a reaction to the form and massing of the existing dwelling and the previously added extension. The proposal will be hidden from view by the trees and vegetation growing at the site boundary therefore reducing any impact the development will have on the neighboring properties or the street scene.

03 Design Statement

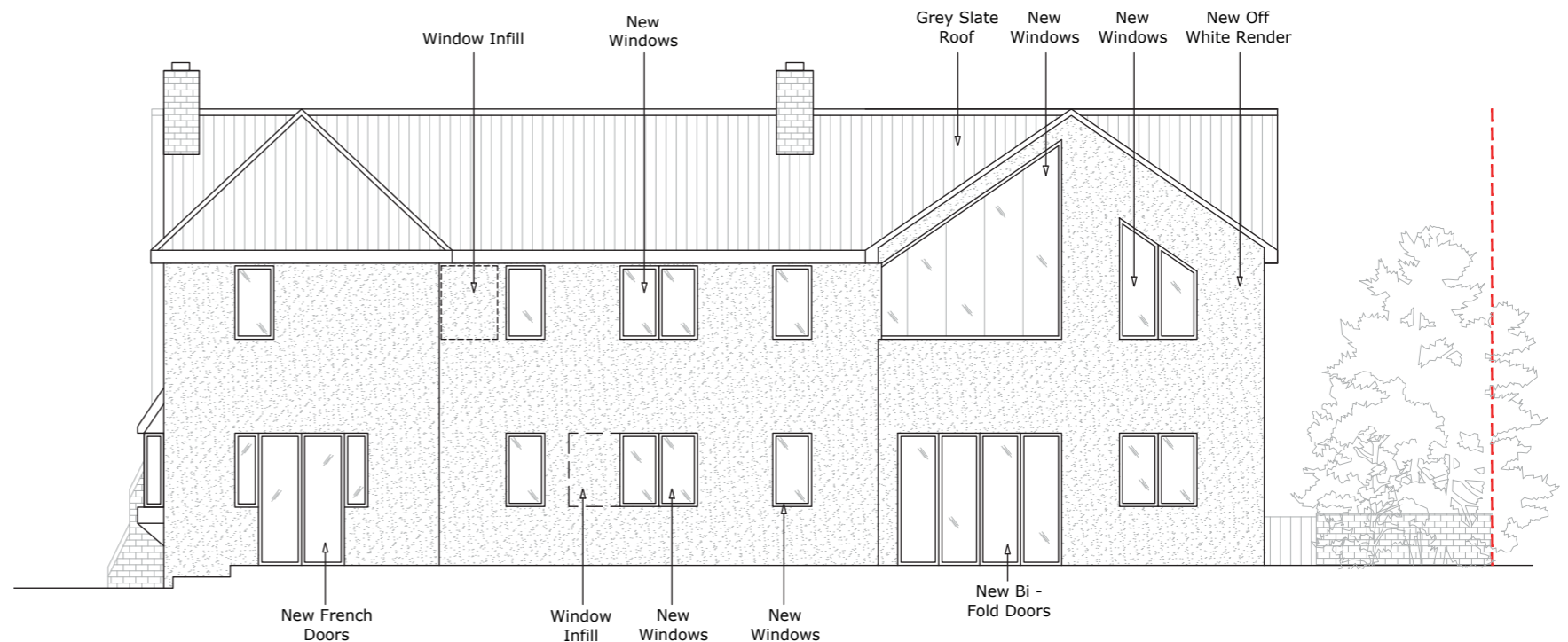
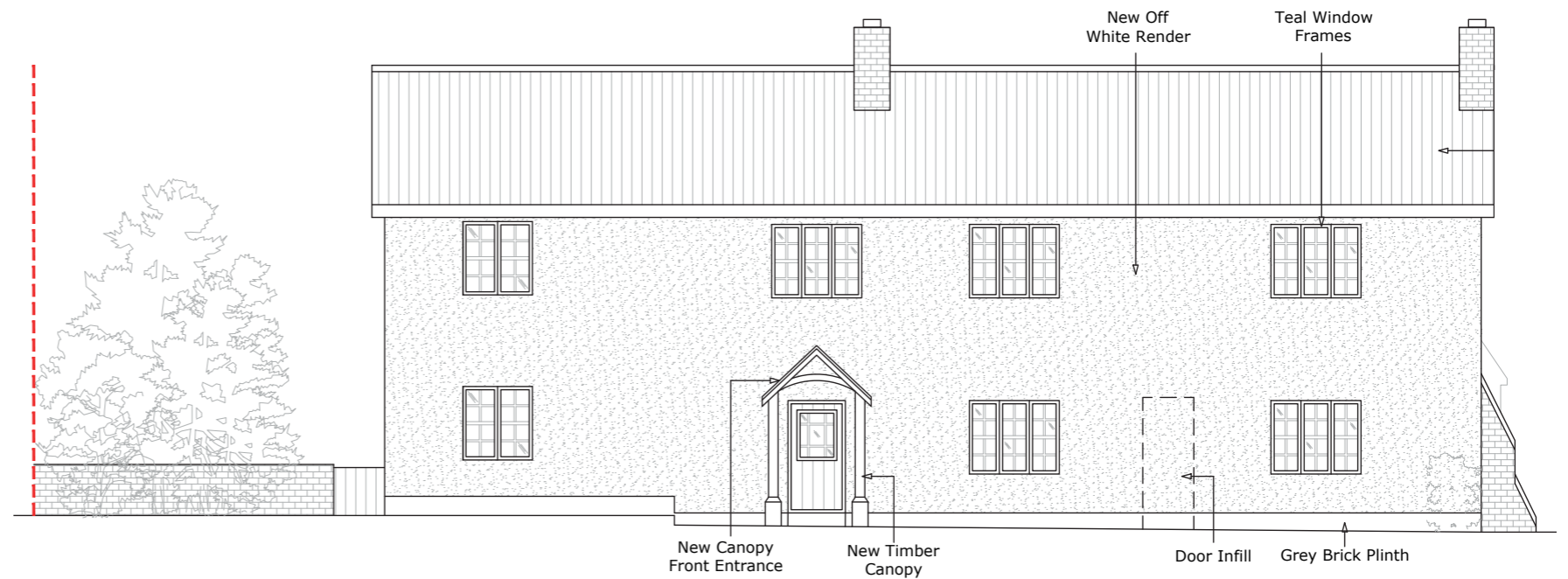
Form, Height, Massing

Proposed Elevations

The scale of the proposal has been carefully considered restricting the ground floor footprint and first floor. The structure will relate to the site context and existing structures, with carefully considered materials.

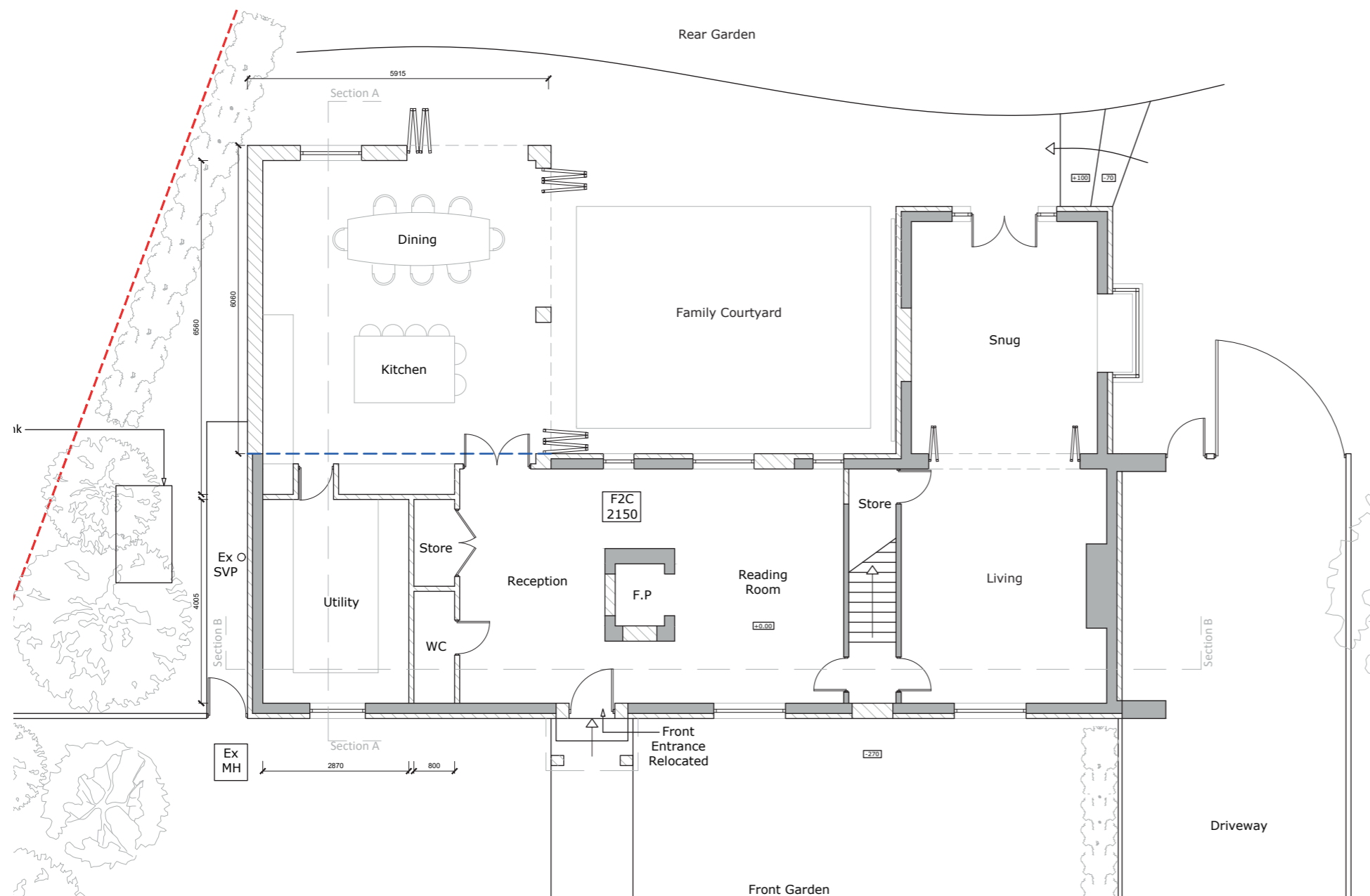
The scale and mass are proportionate to the site area with the resulted pattern of development being of an appropriate scale, and unobtrusive to the setting and any neighbouring amenity. The form is to match the existing and relate back to the architectural style.

To the front we have reinstated some of the old features and have added a new pitched front canopy giving the entrance presence from the street edge. The proposal is to reinstated to the traditional characteristic of the property. We have created contrast from the front to rear through the use of a modern window type .



03 Design Statement

Design Considerations



Most of the properties near to the application site are of similar ages and designs comprising detached, dwellings and houses with alterations and extensions completed within the street and surrounding areas.

The proposed extension has been designed to fit with the general styles of the immediate area. The footprint size of the proposed extension is of similar nature to the local properties.

The detailed design and layout of the proposed extension will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a contemporary and healthy living environment. The extension will be built using blockwork and render. The roof is to match the existing roof in materiality and form with the pitches matching the opposite wing of the property. Joinery items such as doors and windows are to be updated to achieve the clients desired finish.

02 Context

Precidents



This example highlights the teal sash windows and slate roof.



The teal window frames and off white render give the farm house a modern finish while retaining its character.



Another example of the off-white render and the grey slate working well together to uplift the dwelling and giving it feeling of grandeur.



This is a great example of the pitched canopy front entrance which will create a sense of arrival and increase its presence to the street edge.



All the elements we have highlighted all have a common theme of modernising the existing farm house and retaining the architectural language. All the features maintain the traditional features while allowing for a modern lifestyle.

03 Design Statement

Landscaping

There is a new pathway leading up to the front entrance that has been relocated and provided more importance with a timber canopy. This will give the front elevation more importance to the street scene.

The existing vegetation to the eastern boundary of the property will create a visual boundary between the neighboring properties and the proposal.

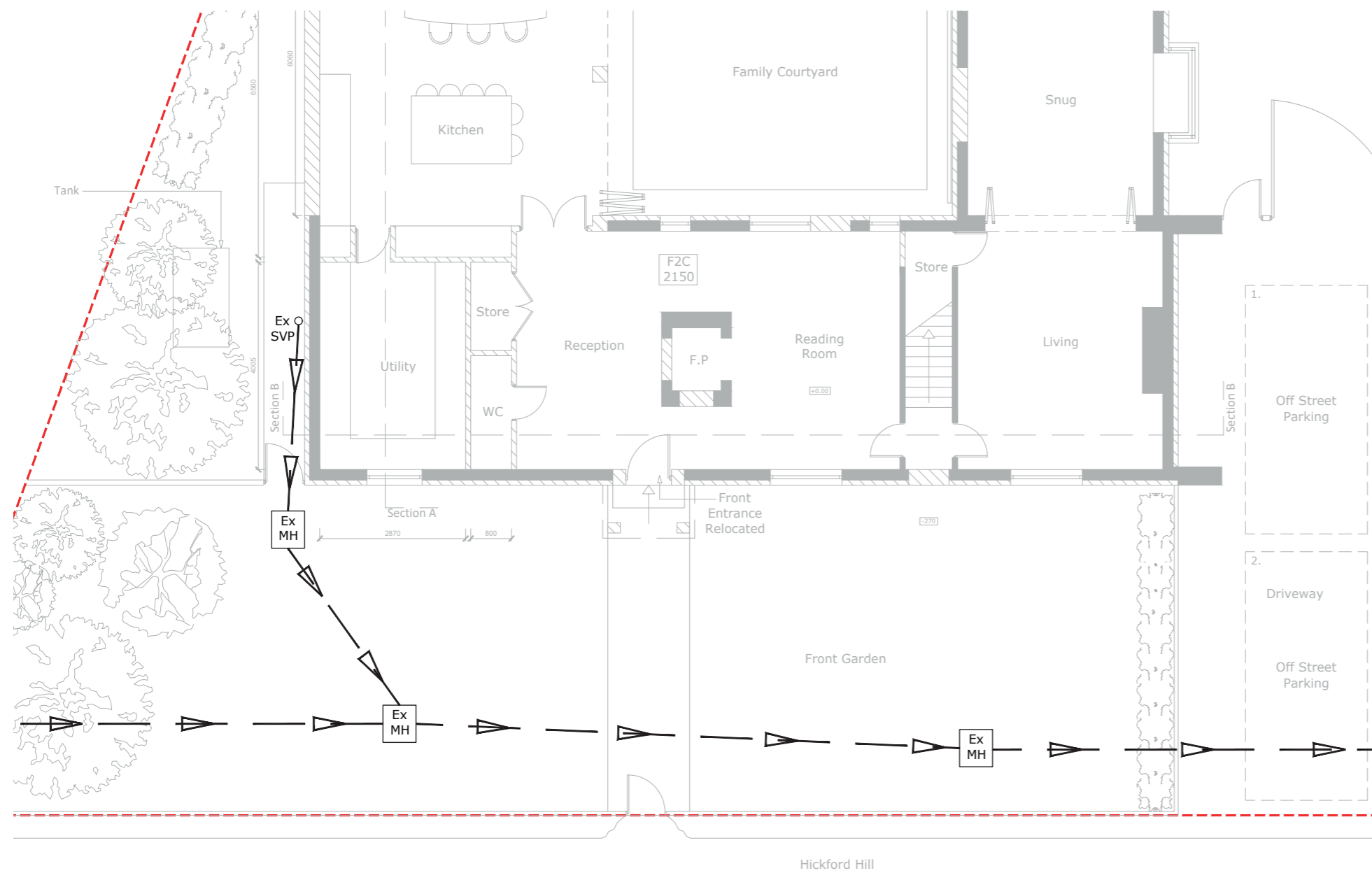
It is proposed to retain the existing fencing and boundary treatments.

We have made minimal impact on the landscaping to the front of property to not detract any of the existing charm from the street edge while also highlighting the structures importance.



03 Design Statement

Drainage and Services



Foul water drainage provision from the dwelling will be via main drainage. Surface water drainage is to be as per existing outlets.

Mains services in the form of electricity, water and telephone are all available to the site.

03 Design Statement

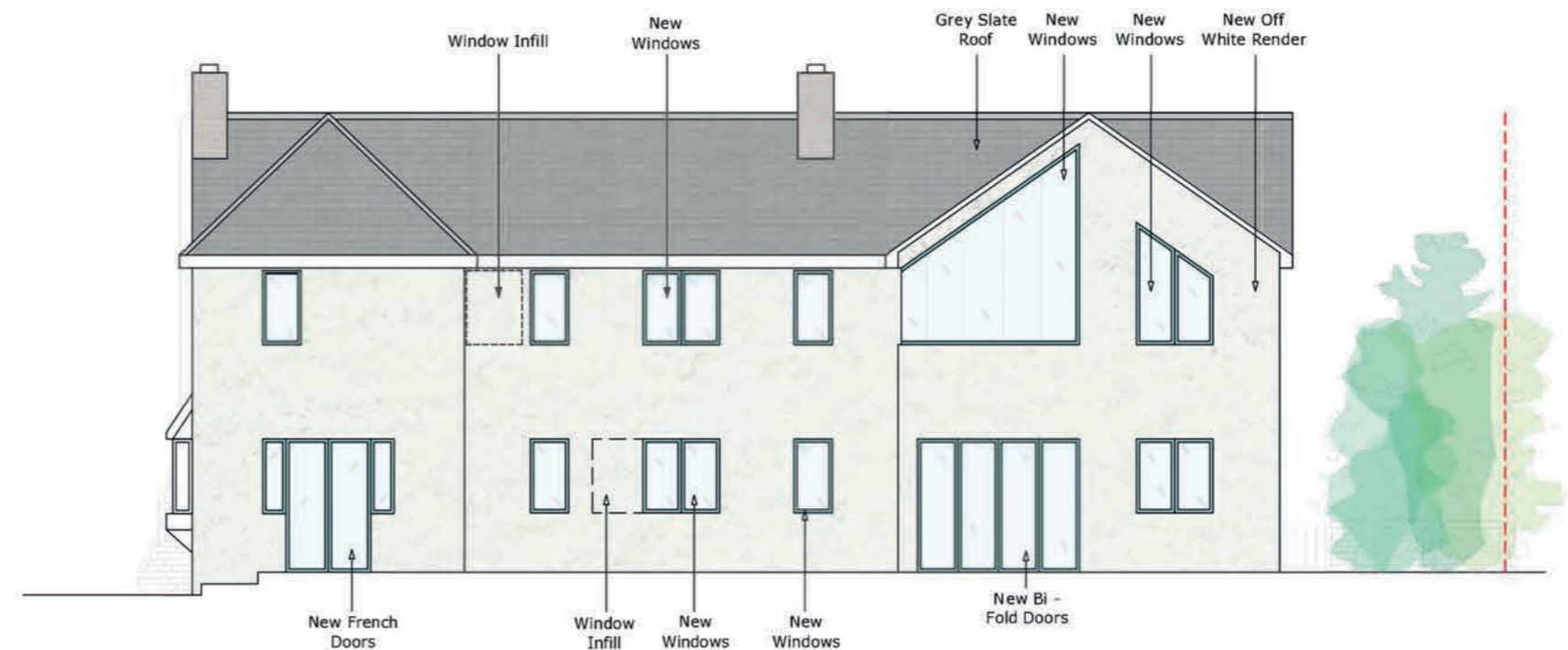
Materiality

As part of the proposal we are upgrading all of the external elevations with an insulated off white render which will maintain the farmhouse character.

These updates will provide improved kerb appeal within the street scene which is enjoyed in the surroundings.

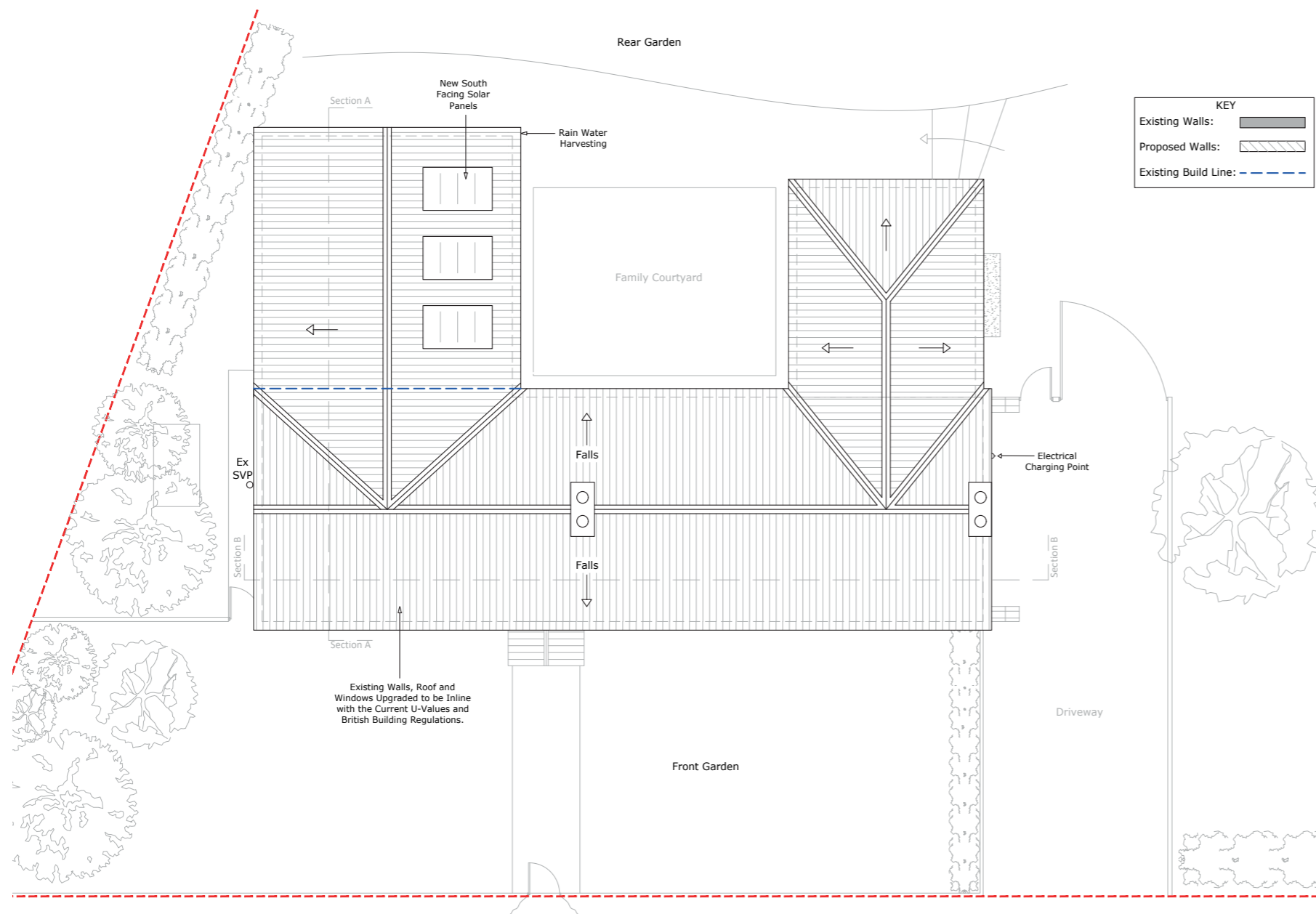
There will be slight modernisation to the rear elevation for the clients to enjoy from their rear garden through the use of a different window type.

We have decided to go for a traditional grey slate roof with an off white render for the external walls. These traditional materials and colours have been contrasted with teal sash window frames which give the property personality. The property sits on a grey brick plinth and the new canopy entrance will be constructed from oak.



03 Design Statement

Sustainability



An extension of any form is an environmental responsibility, where we must look to reduce energy consumption and construct new buildings in a sustainable manor. Our clients' aspirations for this project at the outset will be to promote sustainability through good quality design incorporating where appropriate established sustainable design principles together with additional sustainable technologies and material selection to optimise the extensions overall sustainability credentials and minimise embodied energy and maximise recycled content and reuse.

All new building materials will comply with current building technologies and we have developed key elements which aid the design in having a low environmental impact.

We have included, new south facing solar panels, electrical car charging point, rain water harvesting and have upgraded existing elements of the original dwelling to be inline with current U-Values and British Building Standards.

04 Conclusion

The submitted documents seek consent to build a double storey rear extension with an internal reconfiguration of the existing property to provide the family with additional living spaces` at the property. The dwelling is not listed, nor in a conservation area and is located outside any flood risk zone according to the Environment Agency Flood Map for Planning Rivers & Seas.

The proposal will modernise the historical property while paying homage to its importance. Retaining the architectural language and the character of the property was key factor in the design process, while providing a modern lifestyle for the client's family. We feel the proposal creates an amazing blend of past and present.

The Applicants dwelling is in a remote location on Hickford Hill and our proposal to the rear of the dwelling will have very little impact on the surrounding context. Having established the need for the extensions to this property we respectfully request that the submitted proposals be supported.