

Client: [REDACTED]

Project: 238/The Old School

Date: 05/05/2023

Design & Access Statement

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WillGamble/Architects.

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Will Gamble Architects is an award winning, design-led architecture and interiors practice based in Barnes, London.

The studio specialises in residential projects ranging from townhouse refurbishments and extensions to rural conversions and adaptations.

As a practice, Will Gamble Architects strive to deliver high quality architecture that is well-considered, sensitive in design and rich in materiality and have built a portfolio of work that extends throughout London and the UK.

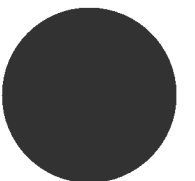
The practice has a particular interest in working with existing structures by creating architecture that enhances our historic environment. It has a strong belief in the sensitive re-use of our heritage assets through well conceived interventions which are both culturally and environmentally sustainable.



Figure Desc. Will Gamble Architects, Selected Project - Extension to a grade 2 listed house within the ruins of a parchment factory and scheduled monument

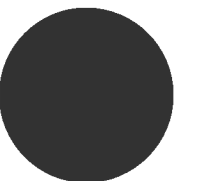
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01. INTRODUCTION

Development Description - Part demolition of existing lean to extension and garden wall on North West boundary, erection of a single storey ancillary side extension to the front and rear gables of The Old School, as well as a rear extension to the existing outbuilding.

This design and access statement has been prepared in support of the application for works described above at The Old School, Furneux Pelham, Hertfordshire, SG9 0LH.

It adheres to the NPPF, East Herts District Council's local guidance (East Herts District Plan 2018), Furneux Pelham Character Appraisal and Management Proposals 2017 and other supplementary guidance documents.

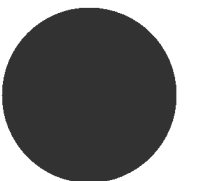
The Old School is a single dwelling house that was a former school building, it is located centrally on The Street, Furneux Pelham.

The proposal includes three small ancillary single storey extensions across the site, including a side extension to the front and rear gables of the The Old School and a rear extension to the existing outbuilding.

The alterations to the existing property, combined with the addition are proposed to meet the growing needs of the applicant whilst restoring the special architectural interest of the property as a characterful and well-balanced family home.



Figure Desc. Aerial photograph of the site



02. SITE & SURROUNDING AREA

Surrounding Area

Furneux Pelham is a small village surrounded by mixed use agricultural land. It is situated in the *Rural Area Beyond the Green Belt* as defined in the East Herts Village SPD.

The village has a small number of local facilities and amenities. It is largely centred on St Mary the Virgin parish church and the village school, both of which are found on The Street adjacent to The Old School.

The site is located within the revised Furneux Pelham Conservation Area boundary (adjacent in red) and within an area of archaeological significance (adjacent in yellow).

The buildings immediately surrounding The Old School are varied. A listed building (a former pub) sits on the street to its right, the parish church (St Mary the Virgin) is directly opposite and a modern polygonal school is situated to its East, all surrounded by a mixture of houses with differing architectural styles. Therefore, there is little consistency of scale or vernacular, but instead a varied architectural language that defines the character of the conservation area.

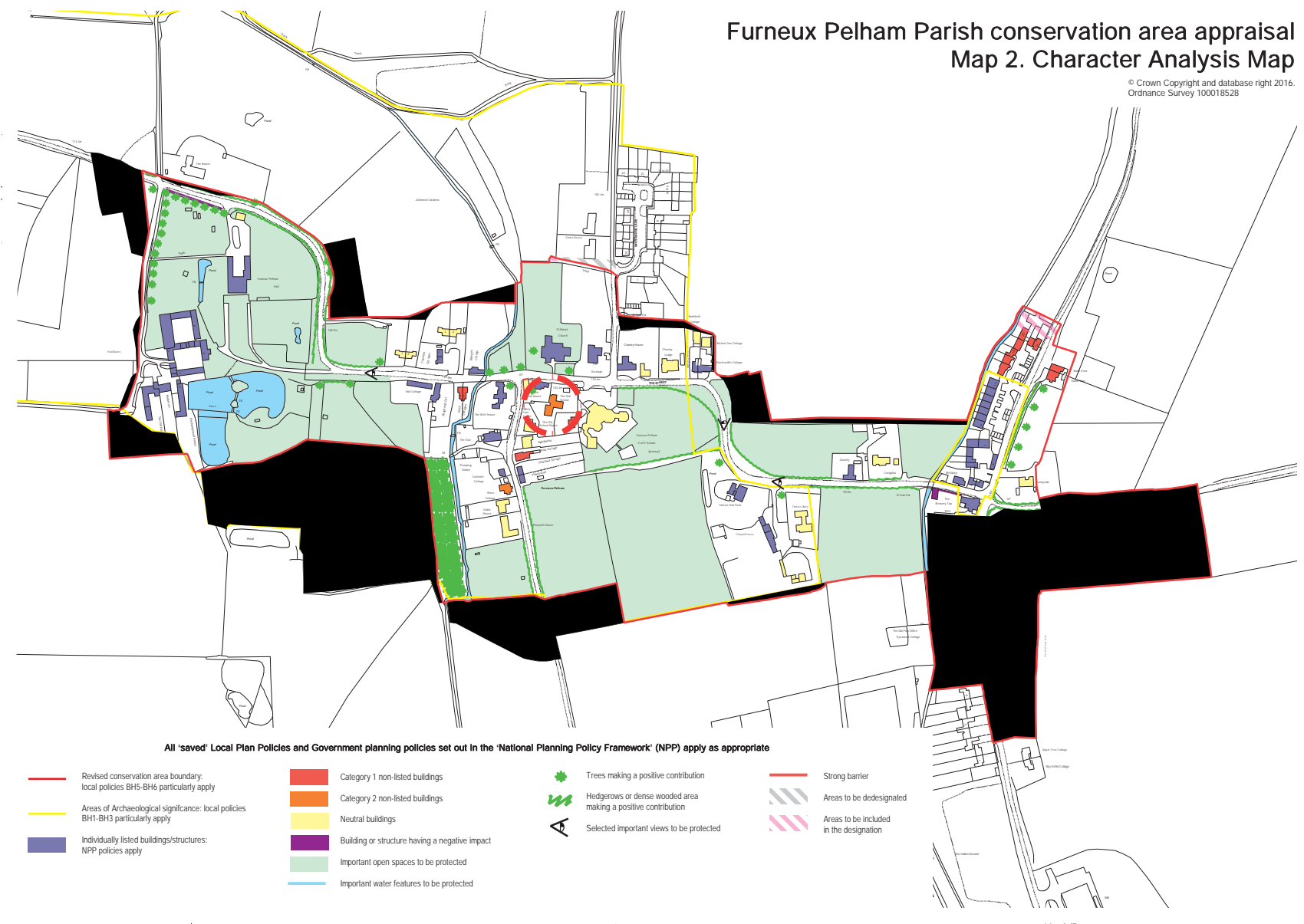


Figure Desc. Furneux Pelham Character Analysis Map 2016

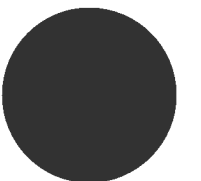




Figure Desc. Varying architectural styles along The Street, Furneux Pelham



Figure Desc. Church of Saint Mary the Virgin



Fig Desc. Neighbouring property to the Old School



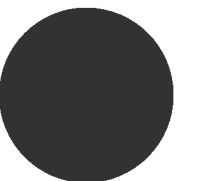
Figure Desc. View of the outbuilding and entrance to the Old School from The Street



Fig Desc. Neighbouring property - The Old School House



Fig Desc. Modern Church of England School



The Site

The extent of the site is marked on the site plan adjacent in red.

The site includes a converted Victorian school, with an ancillary outbuilding set in large grounds.

There is a large gravel driveway to the front (north) which is accessed via an electric gate from The Street.

There is an oil tank and log store in the north west corner of the site.

To the rear (south) there is a generous south facing garden.

The perimeter of the site is marked by a tall fence which is approximately 2m in height, in some instances this becomes a brick garden wall.

At the front of the property there is a tall evergreen hedge (approx.2m high) that conceals The Old School from the road.

The Old School is set back from The Street by some way, as such its frontage is not prominent along the road, however there are oblique views of its front gable above the tall evergreen hedge.

Unlike the school building, the outbuilding, in the north east corner of this site addresses the neighbouring road.

The site is surrounded by neighbouring gardens to the east, south and west. The parish church is to the north and the village school is located along the site's eastern boundary.

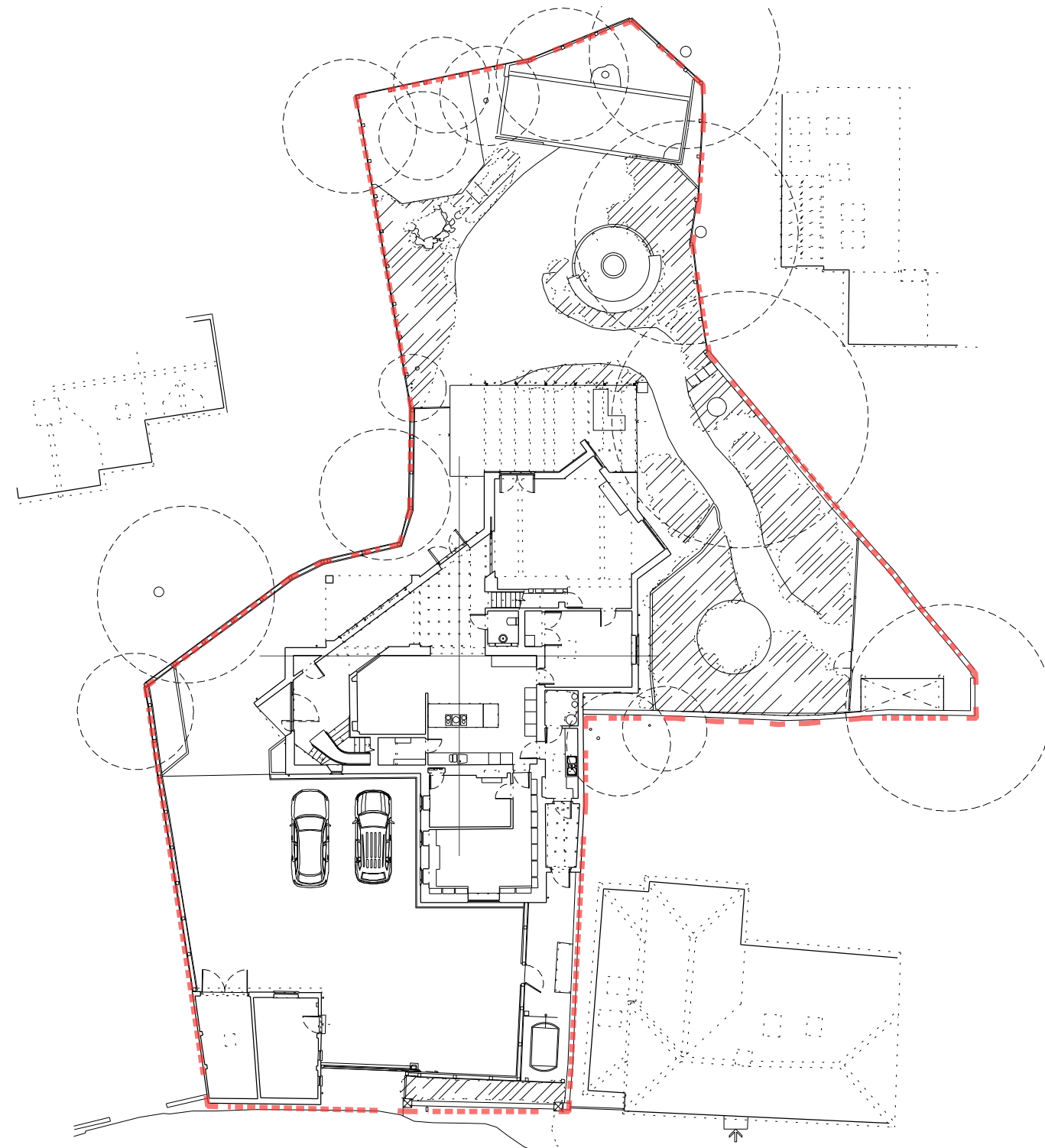


Figure Desc. Site plan of the Old School with boundary line in red - NTS

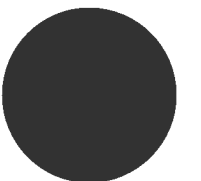




Figure Desc. View of the Outbuilding and entrance to the Old School from The Street



Figure Desc. View of the Outbuilding from The Street



Fig Desc. Brick wall and hedge at the entrance to the property



Figure Desc. View of the principal elevation of the Old School



Fig Desc. View of the fence currently enclosing the oil tank and bins



Fig Desc. Front door to the property and car parking area

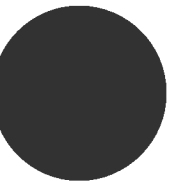




Figure Desc. East side of the property



Figure Desc. View of the rear garden and outdoor dining area



Fig Desc. View of the rear of the property and outdoor dining area



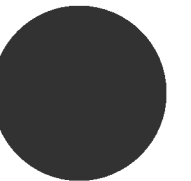
Figure Desc. West side of the property



Fig Desc. Rear elevation



Fig Desc. Rear garden



The Old School

The Old School property is a converted 19C Victorian school building, located on The Street, Furneux Pelham.

The Furneux Pelham Conservation Area Character Appraisal and Management Proposal defines the property as a 'Category 2 non-listed building', which is demonstrated in orange in the Character Analysis Map (see page 2). The Furneux Pelham Conservation Area Character Appraisal and Management Proposal describes category 2 buildings as -

"good buildings, clearly worthy of retention but which have lost some key architectural features or have suffered modern replacements out-of-keeping with the building"

External Appearance

The property was originally 'L' shaped in plan but it was extended during the conversion to create a 'T' shaped plan that is arranged over two storeys - the first floor is contained within the roof space.

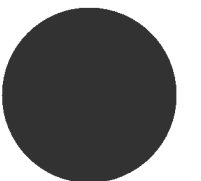
It consists of load bearing masonry walls finished in white render.

The roof is finished in natural slate and is dual pitched, it is characterised by a steep pitch. A series of contemporary roof lights are set flush with the roof slope. At the centre of the roof there is a large red brick chimney stack.

The 'T' shaped plan combined with the steep dual pitched roof creates a series of gabled ends that help characterise the property. Decorative fascia boards line the upper edge of the historic gables.



Figure Desc. View of the principal elevation



At first floor, some of the gabled ends have lancet Gothic style windows with arched heads.

A majority of the glazing at ground floor is more contemporary in appearance, arranged as single panes of glass with timber frames painted grey.

When the school was converted into a house a series of modern interventions were introduced to facilitate the conversion and provide a unique family home.

The rear of the property is notably more contemporary in its appearance but the over-arching character of the building is a mixture of contemporary and traditional features that compliment one another.

It is a building that deliberately showcases this multi-phased approach, celebrating how it has been adapted overtime to meet the changing needs of its occupants.

Internal Arrangement

Internally much of the original features have been removed as part of the conversion.

At ground floor, you enter a large double height hallway, there is a sweeping staircase with a slide. Beyond the hallway there is a kitchen with a small dining space.

Accessed off the kitchen is a large living room and a music room, the living room provides direct access onto the rear garden.

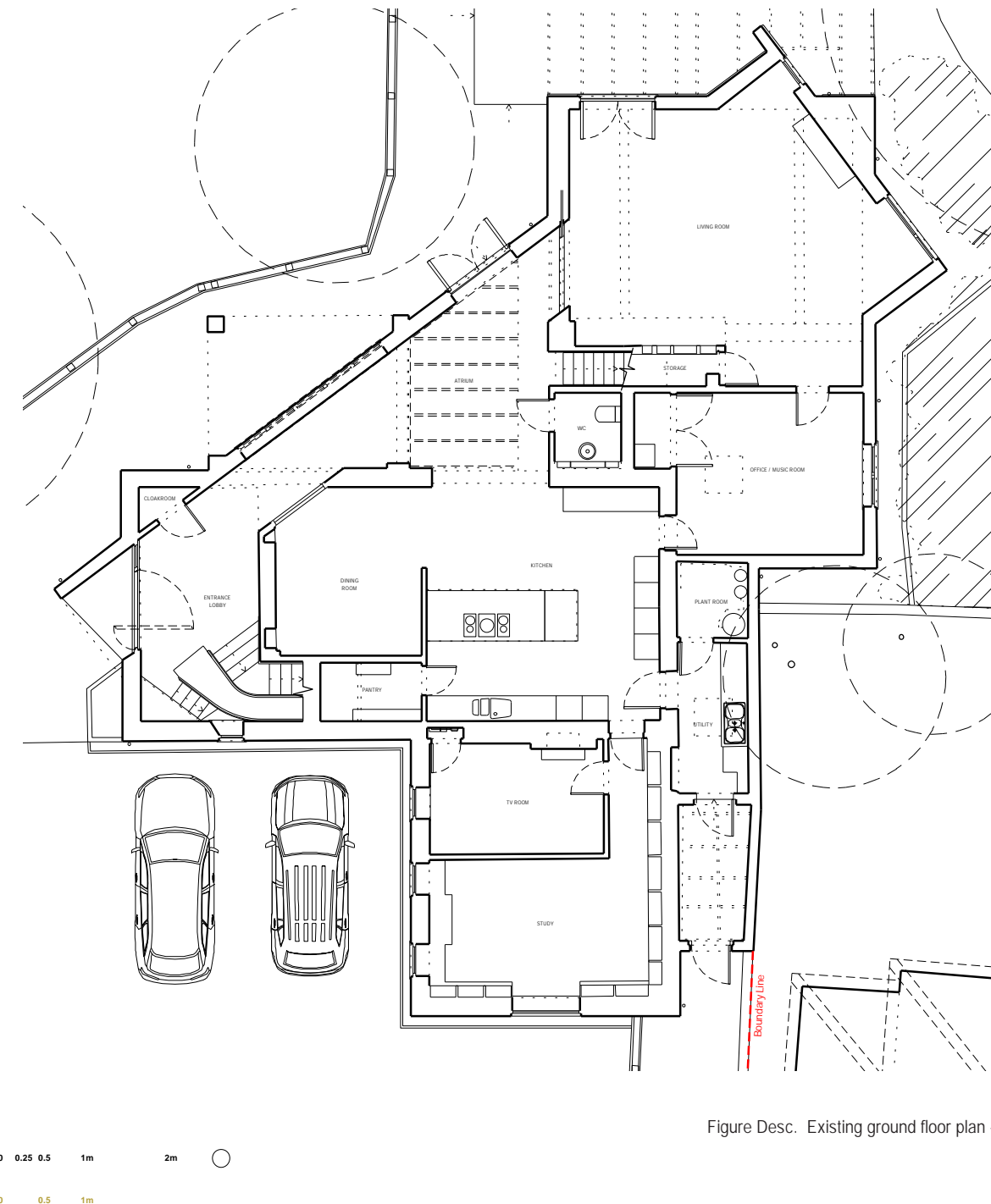


Figure Desc. Existing ground floor plan - NTS

Towards the front of the property, there is a small snug and an office space.

There is a secondary access into the property in the north west corner that is defined by a lean to extension - here there is a utility space and plant room.

There are two parts to the first floor, access independently, via two separate staircases

The main part to the first floor consists of four bedrooms, including a master en-suite and two bathrooms.

The other part to the first floor accommodates a large bedroom and bathroom.

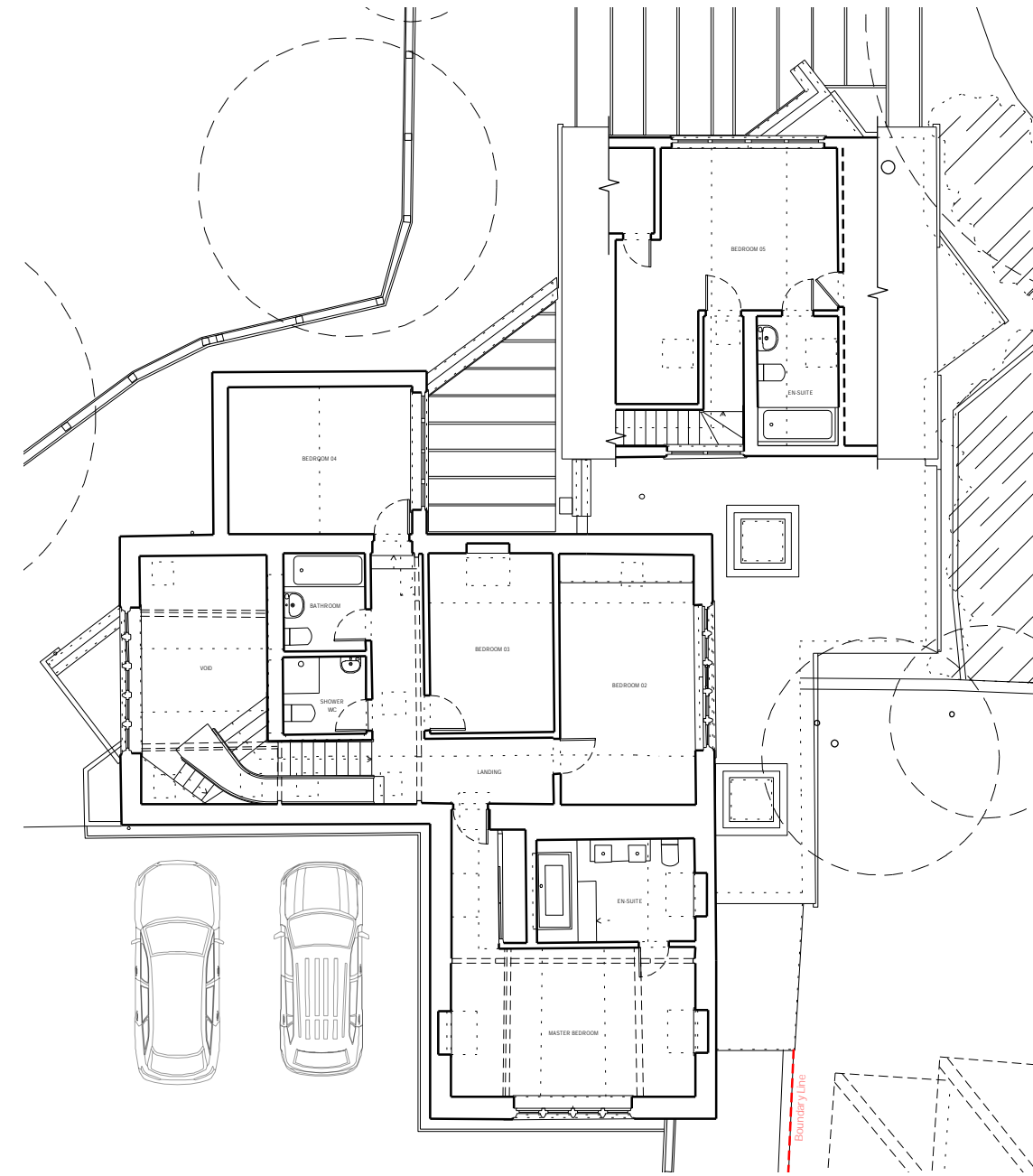


Figure Desc. Existing first floor plan - NTS

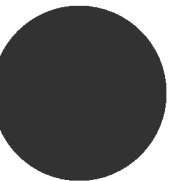




Figure Desc. Entrance hallway with staircase



Figure Desc. Dining room



Figure Desc. Kitchen

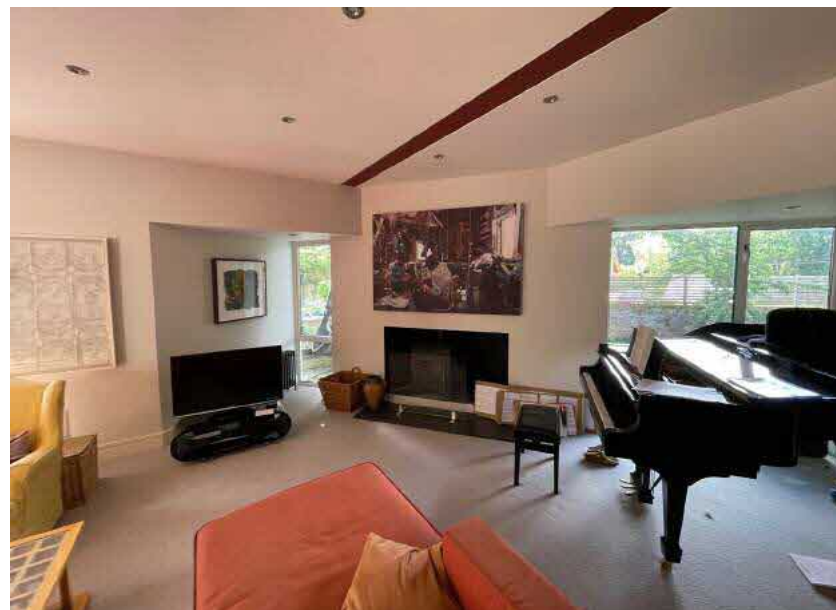


Figure Desc. Living room



Figure Desc. Study



Figure Desc. Atrium



Figure Desc. Stairs

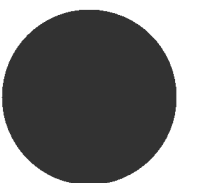




Figure Desc. Bedroom 05

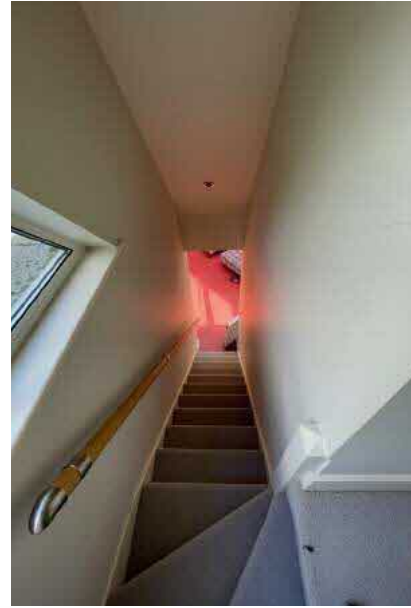


Figure Desc. Stairs



Figure Desc. Bedroom 02



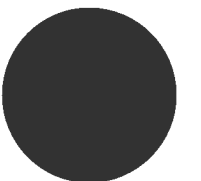
Figure Desc. Master Bedroom



Figure Desc. Master Bedroom



Figure Desc. Bedroom 03



03. PLANNING

Influential Policies

The development of a proposal at The Old School has been informed by design and planning guidance at local, regional and national levels. Selected influential policies have been included below for reference;

East Herts District Plan 2018 Design & Landscape (Chapter 17) Policy DES4

1. All development proposals, including extensions to existing buildings, must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals will be expected to:

c) Avoid significant detrimental impacts on the amenity of occupiers of neighbouring properties and land, and ensure that their environments are not harmed by noise and disturbance or by inadequate daylight, privacy or overshadowing;

Villages (Chapter 10) - Group 2

In line with Policy VILL2, all development should:

- (a) Relate well to the village in terms of location, layout and connectivity;
- (b) Be of a scale appropriate to the size of the village having regard to the potential cumulative impact of development in the locality;
- (c) Be well designed and in keeping with the character of the village;
- (d) Not represent the loss of a significant open space or gap important to the form and/or setting of the village;
- (e) Not represent an extension of ribbon development or an addition to an isolated group of buildings;
- (f) Not unacceptably block important views or vistas and/or detract from the openness of the countryside;
- (g) Not be significantly detrimental to the amenity of neighbouring occupiers

Rural Area Beyond the Green Belt

GBR2 d) the replacement, extension or alteration of a building, provided the size, scale, mass, form, siting, design and materials of construction are appropriate to the character, appearance and setting of the site and/or surrounding areas.

Relevant Planning History

The planning history of The Old School is limited to four main applications, and these are listed below:

[1977 - Conversion of school building to single dwelling with access- HISTORIC APPLICATION](#)

[1980 - Two storey extension and alterations- GRANTED](#)

[2008 - Rear single storey extensions and verandah. Rear first floor extension. Alterations to existing rear building. Side porch. Brick pier and entrance gates - GRANTED](#)

[2010 - Two metre high timber fence to front boundary and sliding timber gate- GRANTED](#)

Neighbouring Applications

In close proximity to the The Old School is The Old School House, which has undertaken extension work, most notably the application set out below:

[2018 - 3/18/1398/HH | Two storey side and rear extension, single storey rear extension, link extension to existing outbuilding and provision of rear and side dormer and side elevation rooflight - GRANTED](#)



Figure Desc. Extract of drawings from planning application 3/18/1398/HH

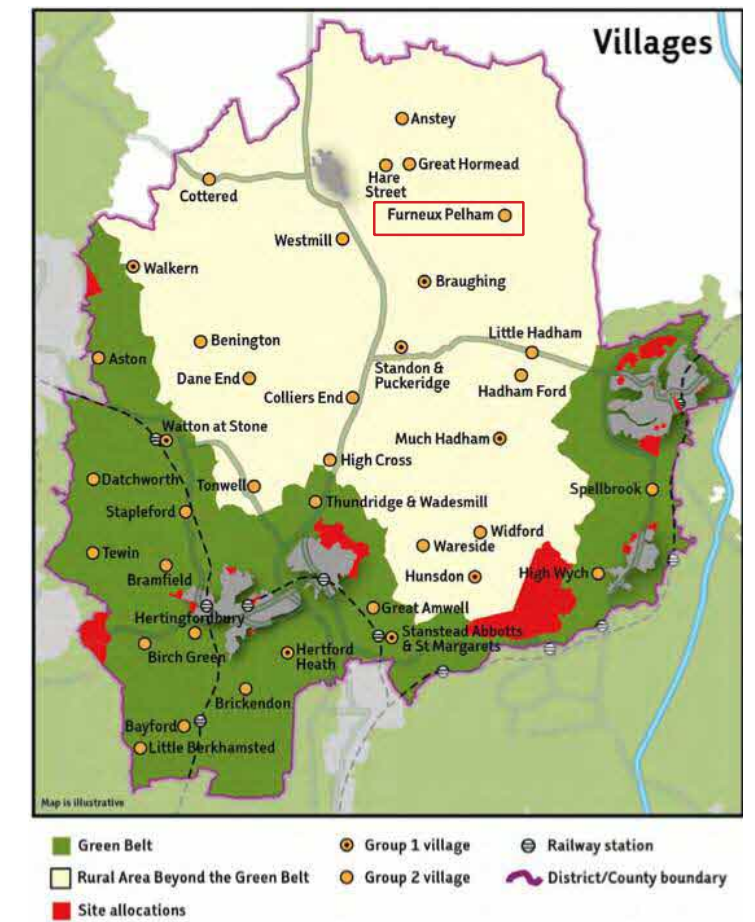
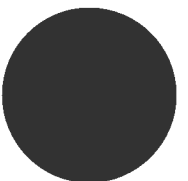


Figure Desc. Key diagram of the Villages



04. DESIGN.

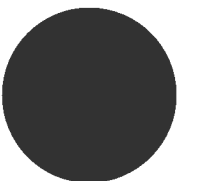
Design Rationale

A rigorous design process has been undertaken and the following principles have helped inform the design rationale;

1. Draw inspiration from the site's setting,
2. Draw inspiration from the architectural significance of the host building,
3. Ensure that the proposals scale and appearance is ancillary to the host building,
4. Ensure that the original form of the host building is still clearly legible,
5. Ensure that it appears subservient to the host building,
6. Utilise materials that compliment and celebrate the host building,
7. Create a contemporary piece of architecture that compliments the vernacular of the host building as well as sensitively differentiate old from new,
8. Improve the use of space within the host building,
9. Deliver an addition of high quality, exemplary architectural design,
10. Create suitable living accommodation that meets the demands of 21st century living whilst safeguarding the future of the existing house

These principles are in line with local planning policy, most notably Policy GBR2 Rural Area Beyond the Green Belt.

"the extension or alteration of a building, provided the size, scale, mass, form, siting, design and materials of construction are appropriate to the character, appearance and setting of the site and/or surrounding areas."



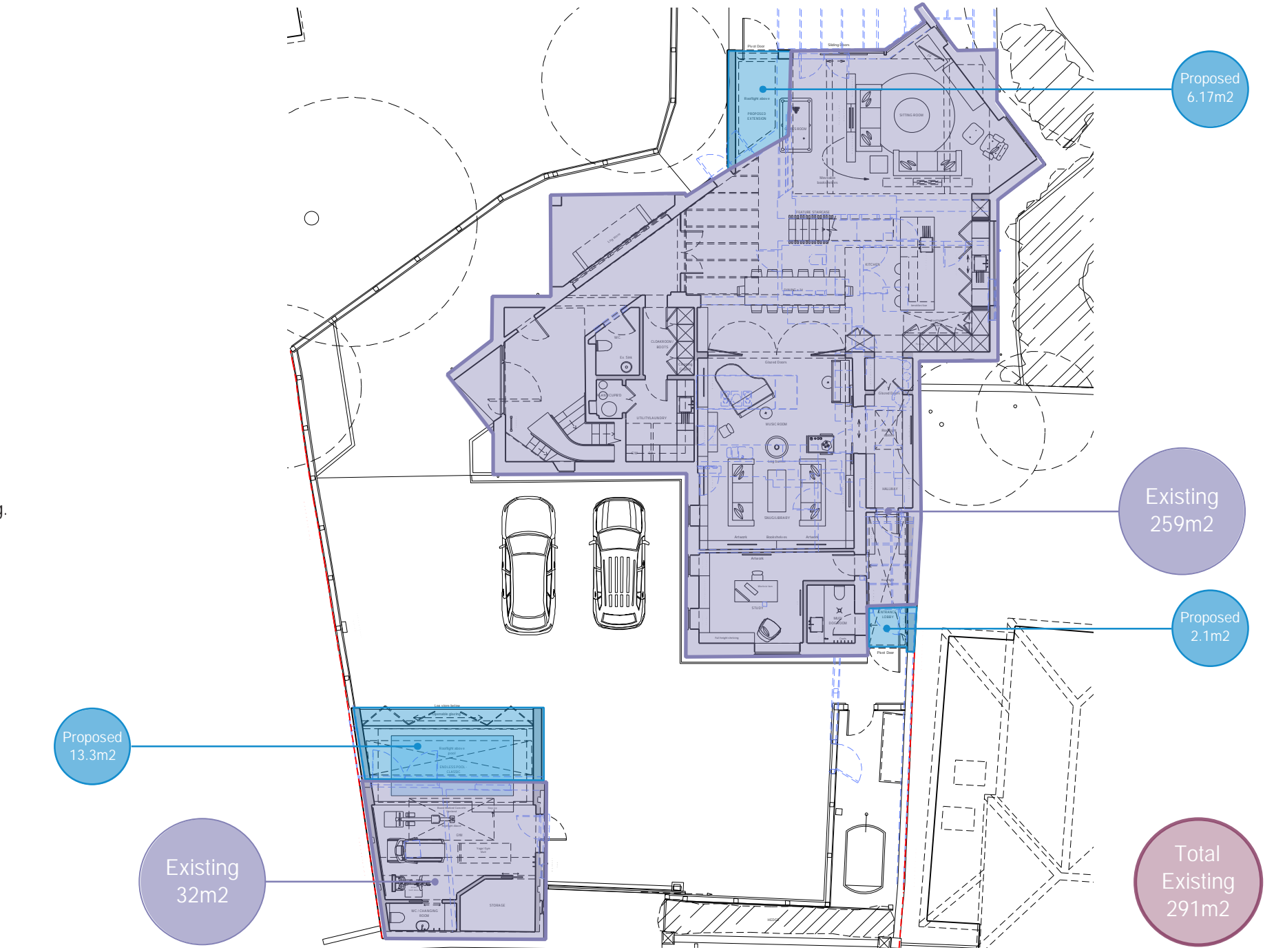
Footprint

The front extension to The Old School creates a new secondary entrance to the property, and occupies a footprint of 2.1m².

The rear extension to the outbuilding occupies a total footprint of 13.3m². It extends beyond the rear elevation of the outbuilding by 2.6m and extends across its full width.

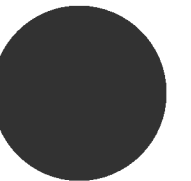
The side extension to the rear gable of the The Old School, occupies a footprint of 6.1m², it extends 1.8m from the side elevation of the rear gable and 4.1m along its length.

The total footprint of the extended areas is less than 7.4% of the host building. The proposal is therefore proportionate to the host building due to the host building's generous scale and height.



To demonstrate % increase in footprint:
 Total existing footprint = 291m²
 Total proposed footprint = 21.57m²
 = 7.4% increase in total footprint

Figure Desc. Original & proposed footprint diagram NTS



Furthermore, the generous size of the surrounding garden and driveway means that the increased footprint only occupies 1.9% of the total footprint of the site - therefore the proposal will have minimal impact on the openness of the site and its overall character.

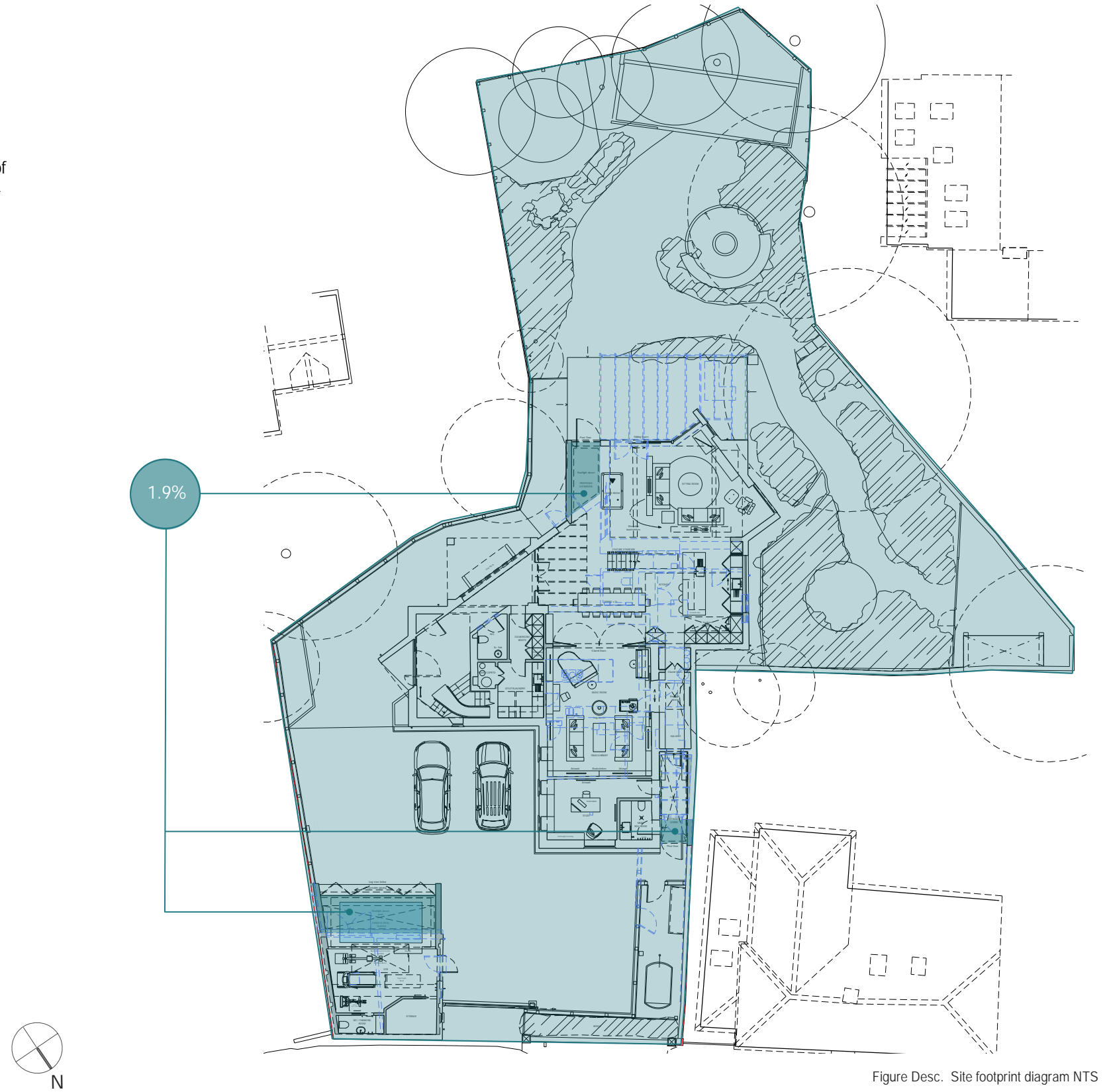
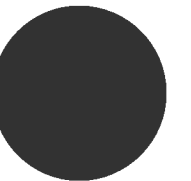


Figure Desc. Site footprint diagram NTS



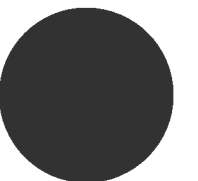
Massing, Scale and Height

The overall massing of the proposals have been designed to be subordinate to the host building.

The proposal is for a number of small subservient additions across the site, to include a single storey extension to the front gable of The Old School, a single storey side extension to the rear gable of The Old School, as well as a rear extension to the existing outbuilding.



Figure Desc. Massing diagram



Single Storey Side Extension to Front Gable

The side extension to the front gable is a contemporary lightweight addition with a flat roof, it will replace the existing lean-to extension and secondary entrance.

It is single storey and 2.8m in height. It is set back by 0.3m from the existing front gable so that the original form of the host building is still legible and the extension appears subordinate.

It extends from the existing lean-to by approx. 1.4m, and increases the height of boundary wall by 0.65m. It steps down from the existing side extension by approx. 0.5m to minimise its impact on the neighbour's amenity.

Because of these design considerations the addition appears subservient to its host.



Figure Desc. Photographs of existing lean-to extension

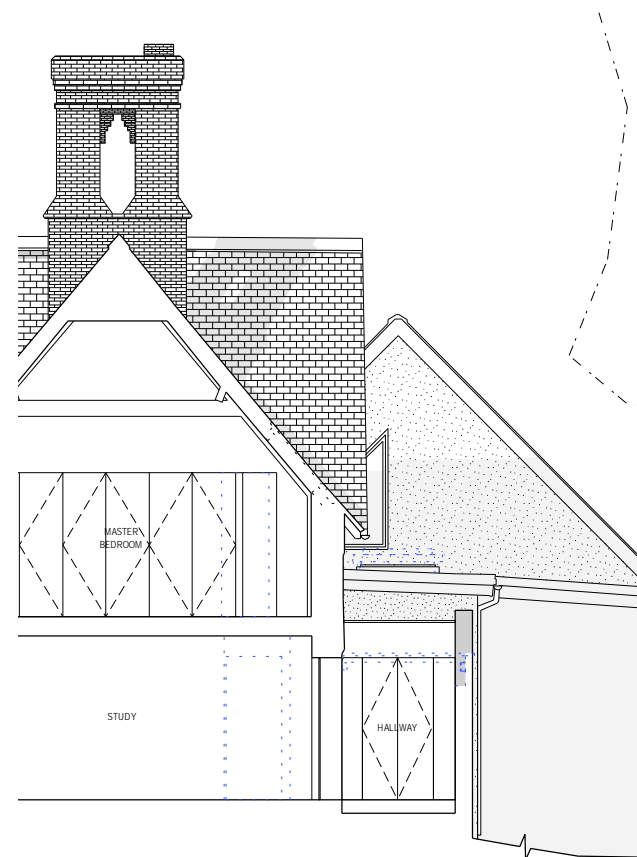
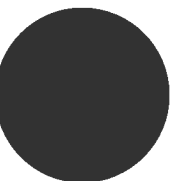


Figure Desc. Section extract illustrating single storey extension to front gable NTS



Figure Desc. Section C NTS



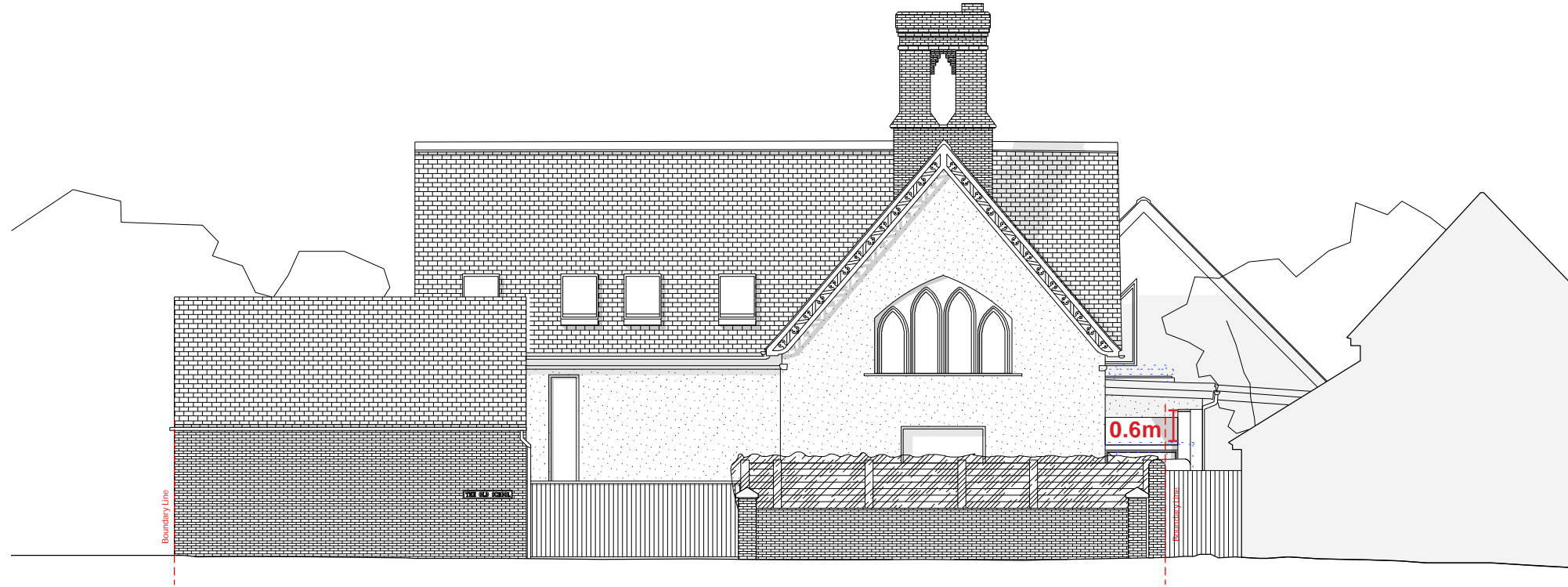
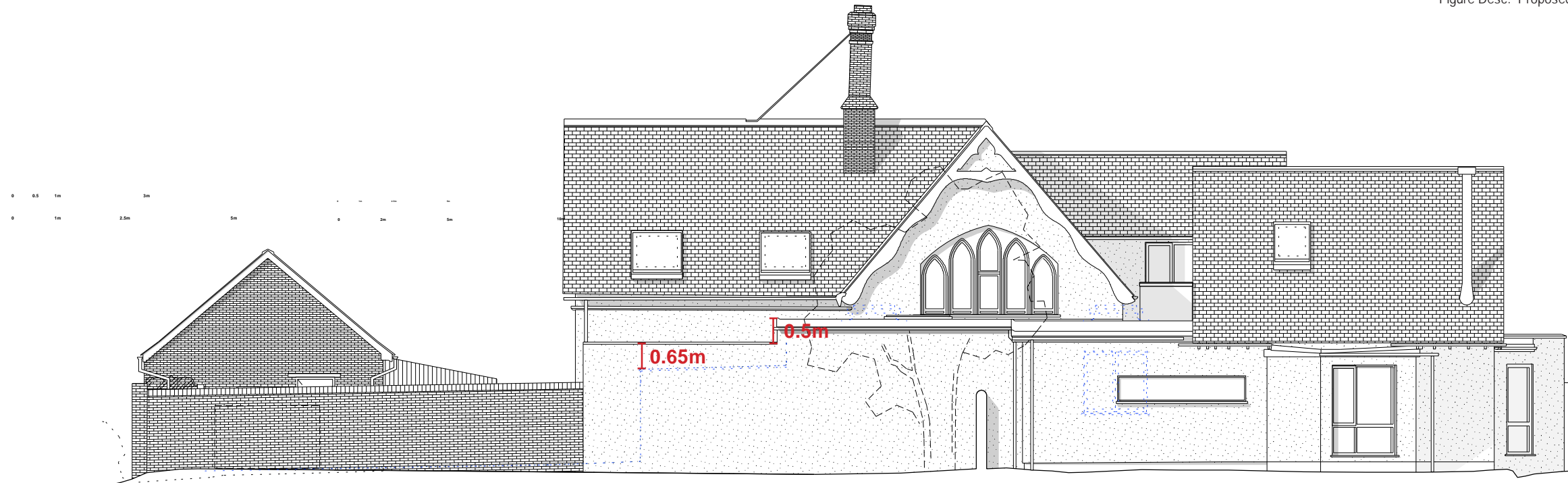
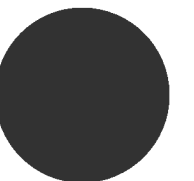


Figure Desc. Proposed North East elevation NTS



Blue line indicates extent of existing garden wall and existing lean-to.

Figure Desc. Proposed North West elevation NTS



Single Storey Rear Extension to the Outbuilding

The extension to the outbuilding has been design to be subordinate to its host in terms of its scale and appearance.

It is conceived as a subservient lean to addition with a monopitch roof that is a typical type of addition to rural outbuildings.

Its scale is proportionate to the outbuilding and the site as a whole.

It is 2m tall at the eaves, rising to a ridge height of 2.55m which sits under the eaves of the outbuilding so that the original roof form of the outbuilding is still clearly legible. Its ridge is 2.5m lower than the ridge of the outbuilding.

The addition extends across the entire width of the outbuilding, however it is set in from the perimeter walls to ensure that the original form of the outbuilding is still clearly defined, this also helps reinforce the addition's subservient relationship to its host.



Figure Desc. Precedent Imagery

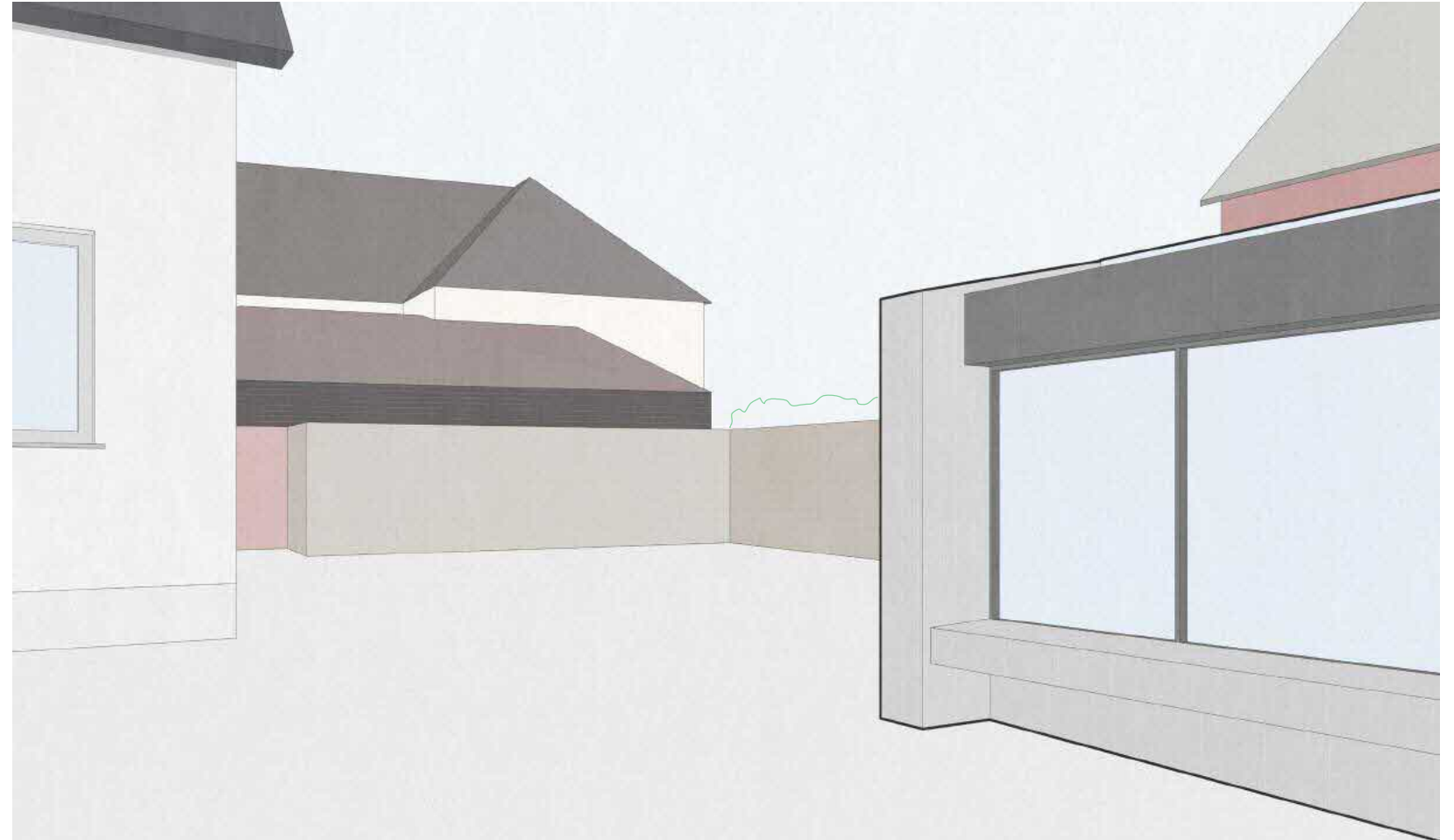
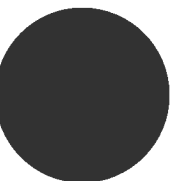


Figure Desc. View of Outbuilding extension (*right*)



Single Storey Side Extension to Rear Gable

The side extension to the rear gable is a contemporary lightweight addition with a flat roof.

It extends from the side wall by approximately 4.1m and along its entire length.

It is single storey and 2.7m high.

The addition has been designed so that it sits under the eaves of the host building so that the form of the host building is still clearly legible. It is 4m lower than the ridge of the rear gable.

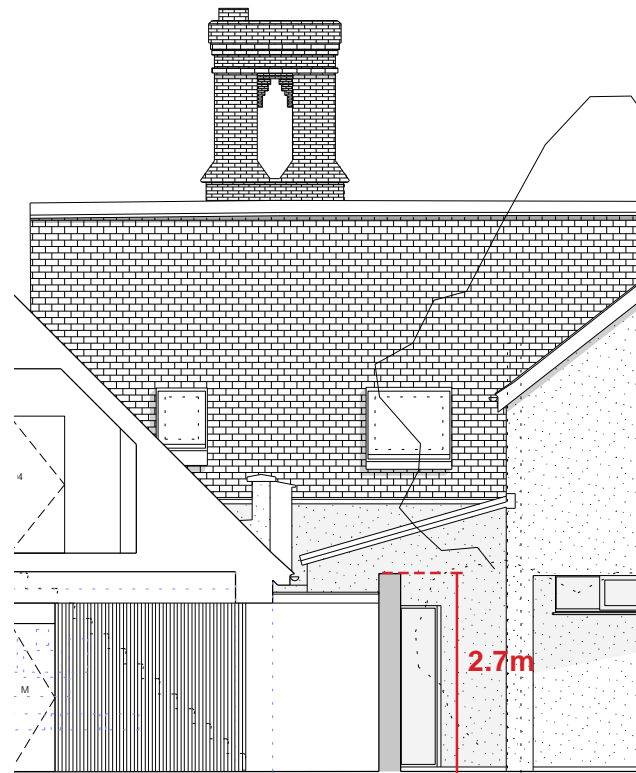
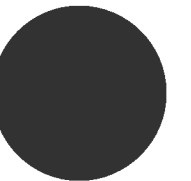


Figure Desc. Section extract illustrating single storey extension to rear gable NTS



Figure Desc. South West elevation NTS



Appearance

The proposal is conceived as a collection of ancillary interventions across site with a coherent design aesthetic that responds the existing architecture of host building and the wider conservation area.

They have been designed to appear subservient to the host building in their form and materiality.

They are contemporary in appearance so that there is a clear separation between old and new - this ensures that the original form of the host building is still clearly legible.

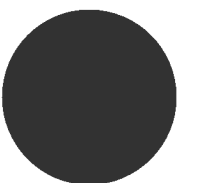
High quality materials have been chosen to compliment the building, they have been articulated in a contemporary way to help reinforce the separation between old and new and reinforce the multi-phased approach that defines the look and feel of The Old School.

In some instances the delicate use of lightweight materials ensures that the proposal does not appear overbearing or disproportionate to its host.

Glass, grey metal, white render, slate tiles and board marked concrete have been chosen as the primary facing materials across the three additions to create a consistent design aesthetic that is sensitive to their host.



Figure Desc. Material swatches



Single Storey Side Extension to Front Gable

The single storey side extension to the front gable has been designed to appear lightweight in appearance so that it is subordinate to its host.

The glazed roof interfaces with the full height glazed door to form a glass box, which delicately touches the original building.

The use of glass allows the form of the historic gable to remain legible, whilst creating a lightweight intervention that is subservient to the existing architecture of the host building.

The boundary wall is finished in white render to match the existing.

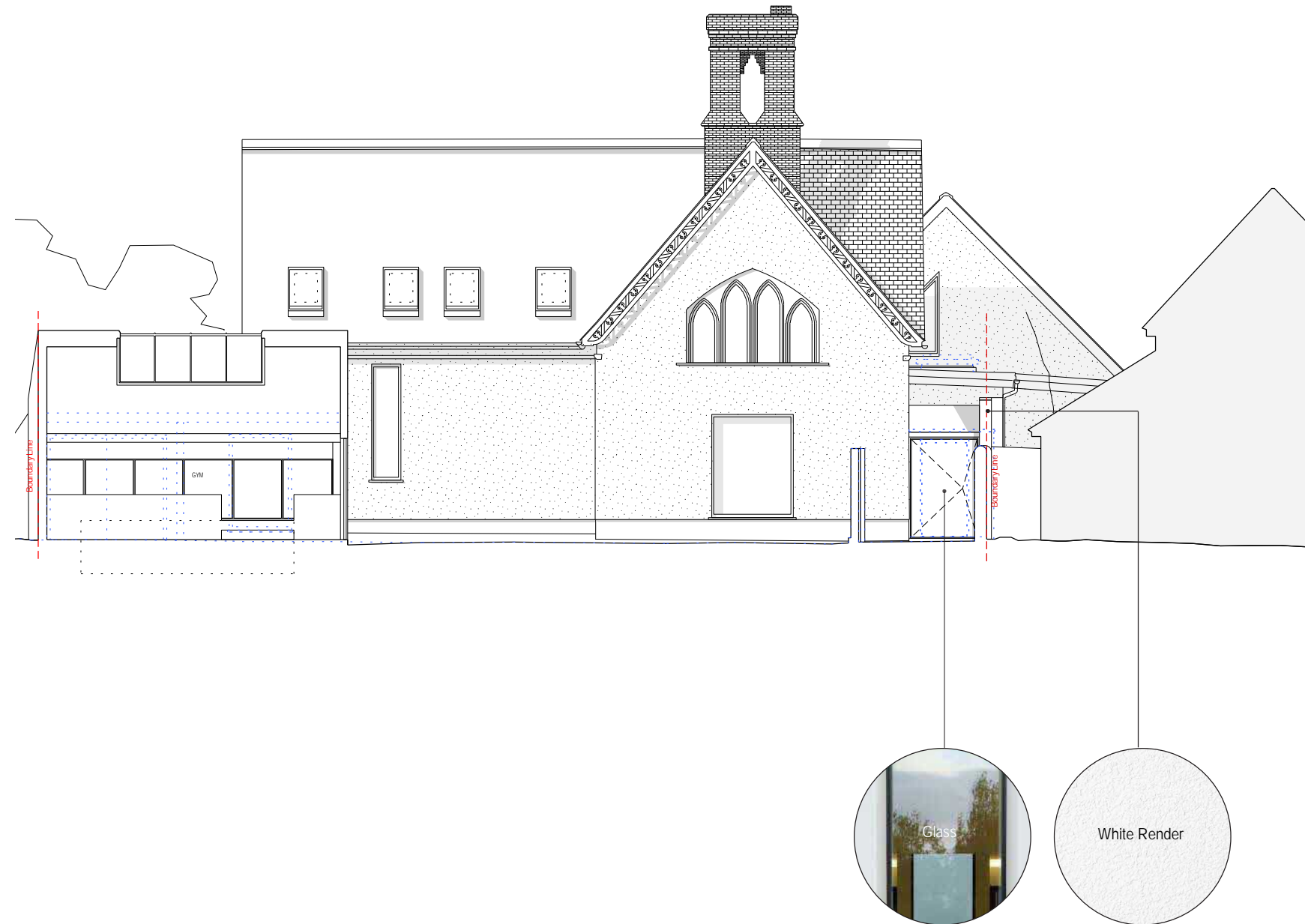
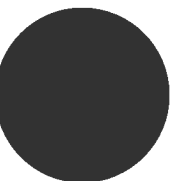


Figure Desc. South West elevation with material swatches



Single Storey Rear Extension to the Outbuilding

The single storey rear extension to the outbuilding appears like a contemporary interpretation of a traditional lean to building typically found on ancillary outbuildings in rural locations.

To create a consistent aesthetic across the scheme board marked concrete has been used to form two gables that bookend the extension on either side.

Set between the two gables is a set of aluminium framed bi-fold doors, and a large roof light that forms the mono-pitched roof. A metal fascia sits above the bi-fold doors.

The lightweight appearance of the glazing juxtaposes the heavy masonry walls of the outbuilding so that the addition appears subservient to its host.

The addition is set behind the rear elevation of the outbuilding and the tall garden walls that define the site's boundary, it is therefore not visible from the surrounding conservation area.

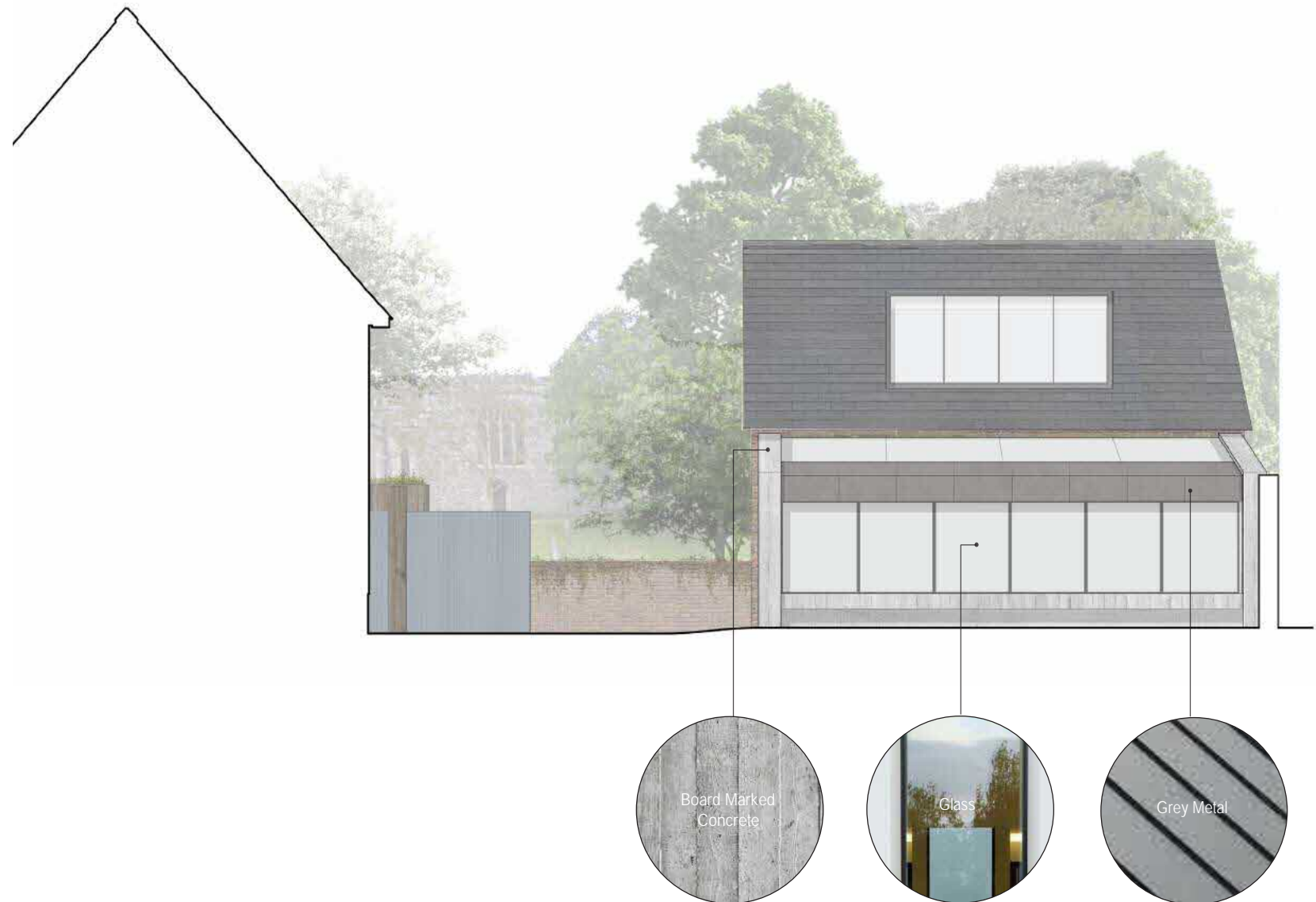
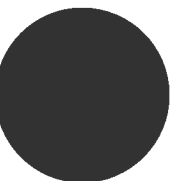


Figure Desc. Rendered elevation of Outbuilding



Single Storey Side Extension to Rear Gable

The single storey side extension to the rear gable has been designed to appear lightweight in appearance so that it is subordinate to its host.

A wall of board marked concrete forms the side elevation, this has been enclosed with glazing to the rear elevation and roof, they meet to form a glazed corner. There is a pivot door set into the rear elevation providing access onto the garden.

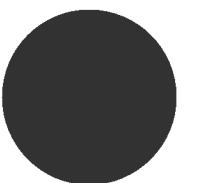
The use of glass to the roof and rear elevation allows the original form of the gable to remain legible whilst creating a lightweight intervention that is subservient to the existing architecture of the host building.

A set of sliding doors will be inserted into the rear elevation of the rear gable improving the building's connection with the rear garden.

Due to the proposal being situated within the rear garden surrounded by tall garden walls that enclose the site the addition will not be visible from the surrounding conservation area.



Figure Desc. Rendered South West elevation with material swatches



Internal Layout

Ground Floor

The ground floor will be re-configured throughout to improve the layout of the existing house.

Along the ground floor, the main entrance hall will remain relatively unchanged. However, the existing dining space, adjacent to the entrance hall will be converted into more ancillary spaces to include a cloakroom, utility, and WC.

The existing walls that separate the living room, kitchen and music room will be demolished to create an open plan living space. The kitchen will be located centrally within the floor plan, with the living room to the rear addressing the garden which will be accessed via a large set of sliding doors.

A feature staircase will be positioned between the kitchen and the living room to create a sense of enclosure to each space whilst achieving a sense of openness. Off the kitchen there will be a music room and a snug separated by full height a glazed screen.

Towards the front of the property, the existing study will be reconfigured to accommodate a mud / dog room accessed via side extension. The proposed side extension improves the secondary entrance, while remaining subservient to the existing house.

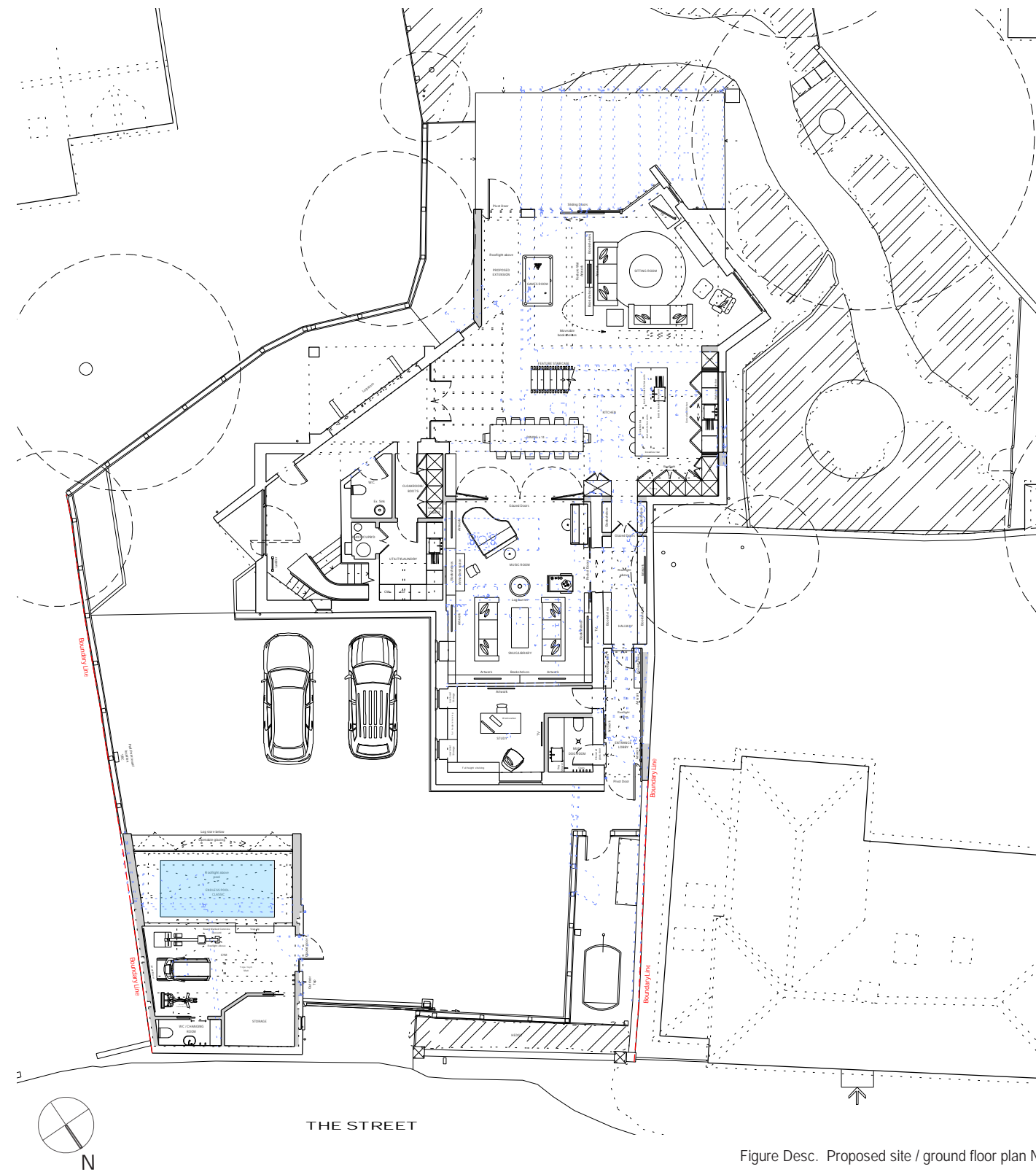


Figure Desc. Proposed site / ground floor plan NTS

First Floor

The first floor will be relatively unchanged.

The door to bedroom 03 will be re-located to accommodate fitted wardrobes.

The Outbuilding:

The existing outbuilding, which is currently used for ancillary storage and a gym will be extended to accommodate a resistance pool, and a gym with a small WC and store.

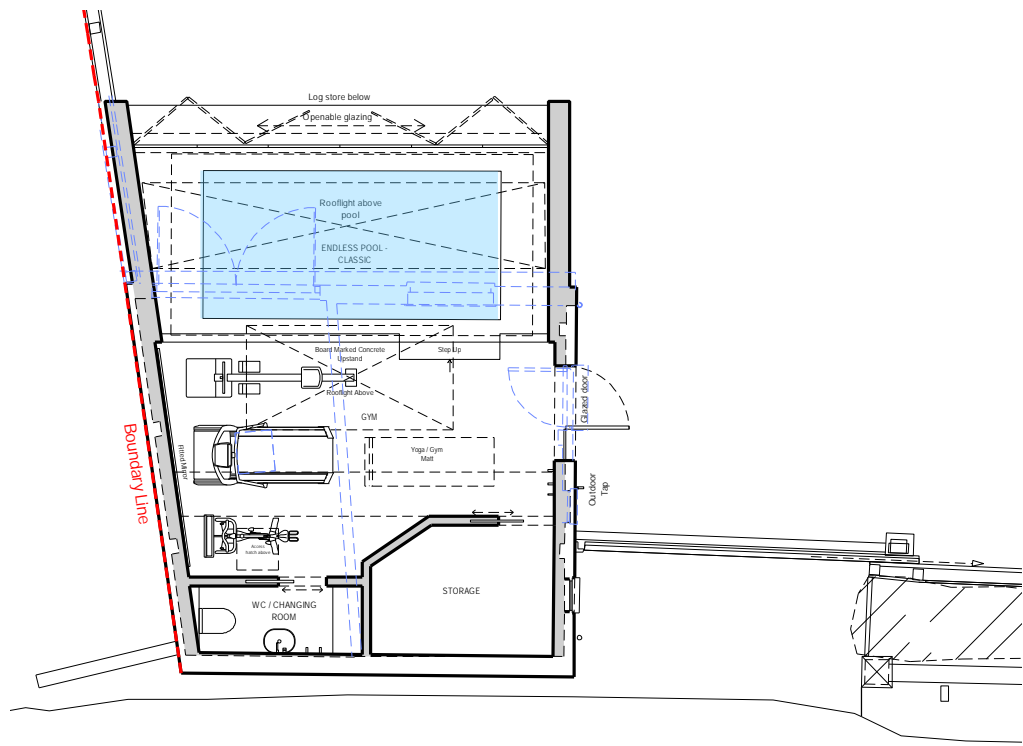


Figure Desc. Proposed Outbuilding ground floor plan NTS

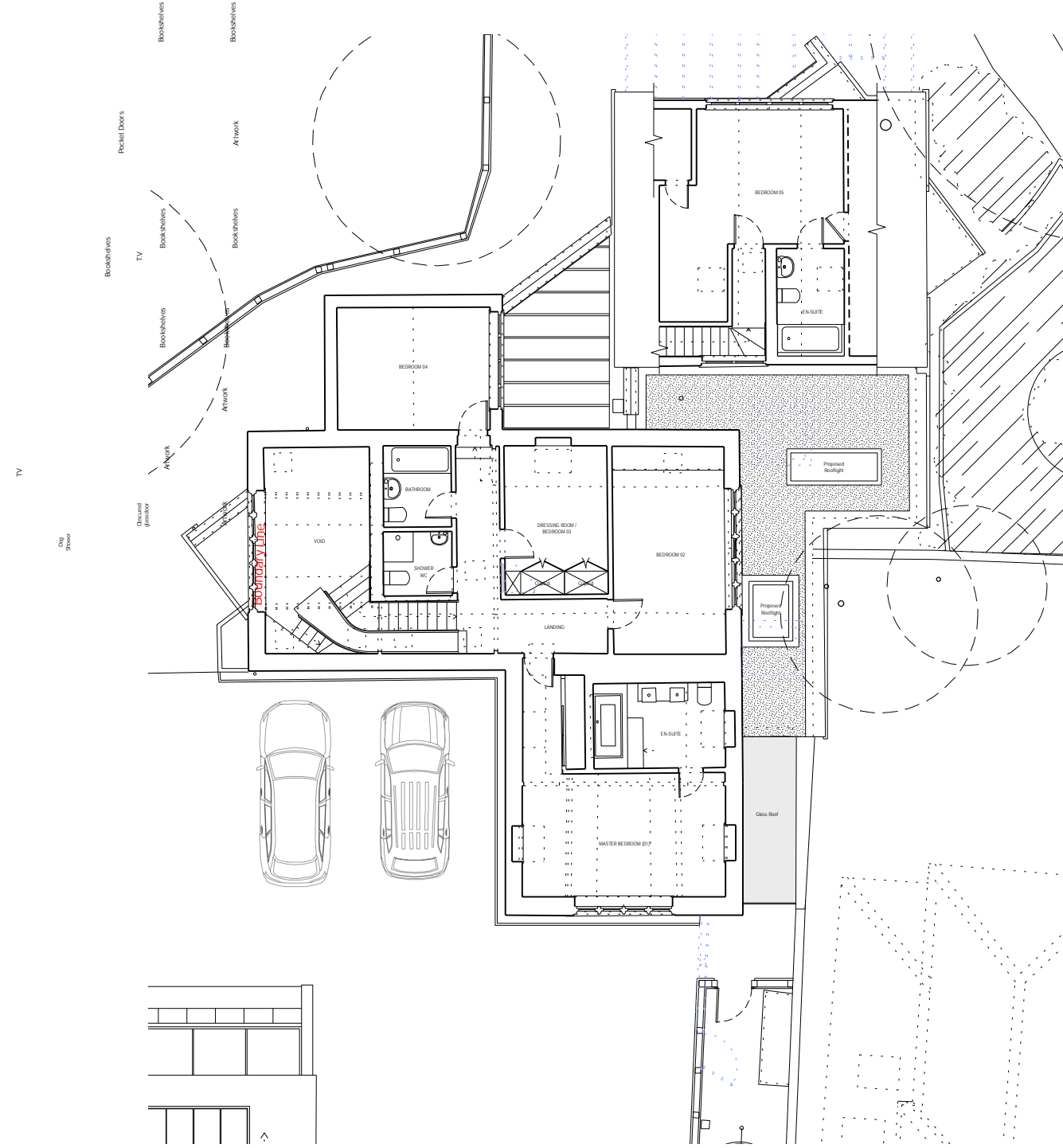
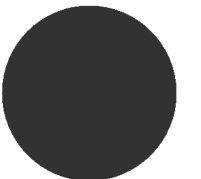


Figure Desc. Proposed first floor plan NTS



05. ACCESS.

Pedestrian Access

Pedestrian access onto the property will not be altered as a result of this application.

Vehicular Access

Vehicular access onto the property will not be altered as a result of this application.

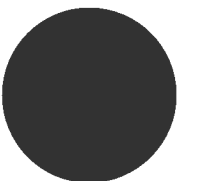
Dwelling Access

The primary access into the dwelling via the front door will not be altered as a result of this application.

The existing secondary access into the property will be improved as part of this application.



Figure Desc. Principal entrance, front door



06. ECOLOGY.

A Preliminary Roost Assessment (PRA) was undertaken in July 2022 by John Dobson BSc of Essex Mammal Surveys, this found the building to provide moderate bat roosting potential. The following dusk and dawn surveys were subsequently carried out:

- Dusk Survey 10/08/22
- Dawn Survey 26/08/22

The outcome of the above found that no bat roosts were located on site during the survey.

"No roosts were identified within the garage across both surveys and as such there is not considered to be a risk of injuring and/or killing bats or disturbing/destroying a known bat roost as a result of the proposed works. As such, an additional Natural England European Protected Species License (EPSL) is not required to be obtained prior to further works being completed on the building."-Collington Winter Environmental Ltd.

To encourage ecological enhancement, and mitigate any harm to bats, the proposal includes two bat boxes on the north-western elevation and a bat loft in the outbuilding.

The bats will access the loft via bat access tiles in the roof pitch, re-purposed from the existing outbuilding roof.

Please refer to ecology assessment by Collington Winter Environmental Ltd for further detail.

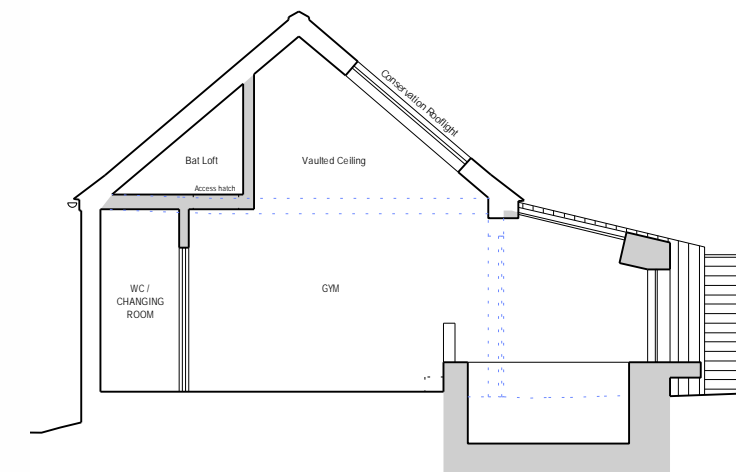
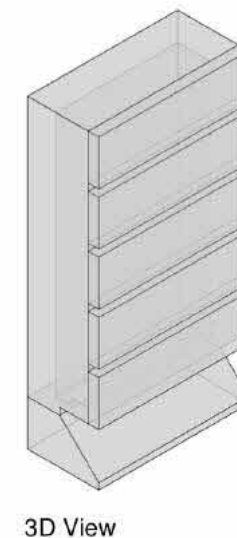
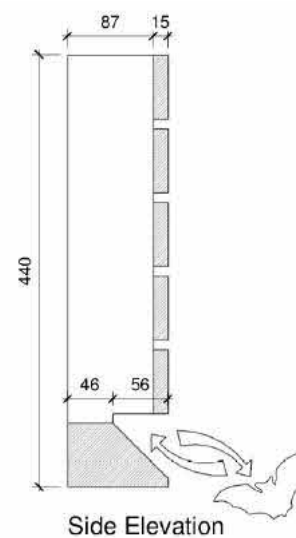
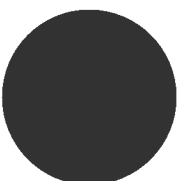


Figure Desc. Proposed ecology strategy, bat boxes and bat loft section



Previous Application.

On 13th of January 2023 an application was submitted to East Herts Council (ref. 3/22/2694/HH). This planning application seeks to address and respond to the feedback given in response to that application.

Considering each part of the proposal in turn :

- Part demolition of lean-to extension and garden wall on North West boundary, erection of single storey front extension.

01. "From standpoints on The Street, the open spaces surrounding the building allow the viewer to perceive the original building's L-plan form and some of its features. By altering the footprint and blocking views, the proposed extension would significantly hinder the ability to appreciate the significance of the non-designated heritage asset"

"Additionally, the siting of the proposed extension will impact negatively on the character and appearance of the Conservation area... The buildings that form the heart of the settlement's historic civic life - The Old School, the Church, the Old School House, and the former White Lion pub - are scattered along The

Street, with varying setbacks, large open spaces in between and views that connect them to each other. The proposal would create a close line of buildings along The Street which is at odds with the open character of the village.

"The proposal would affect the setting of the listed buildings and dilute the visual connection with their surroundings."

The large single storey front extension has been removed as part of this application. A smaller, less visible extension is proposed in its place.

- Erection of a single storey rear extension.

02. "At the rear of the house, it is proposed to build a 6m2 ground floor extension with a glass roof. The proposal - which affects the modern part of the building - has no impact on the character and appearance of the conservation area or the setting of the surrounding listed buildings and can be supported."

The proposed single storey rear extension remains unchanged as part of this application.

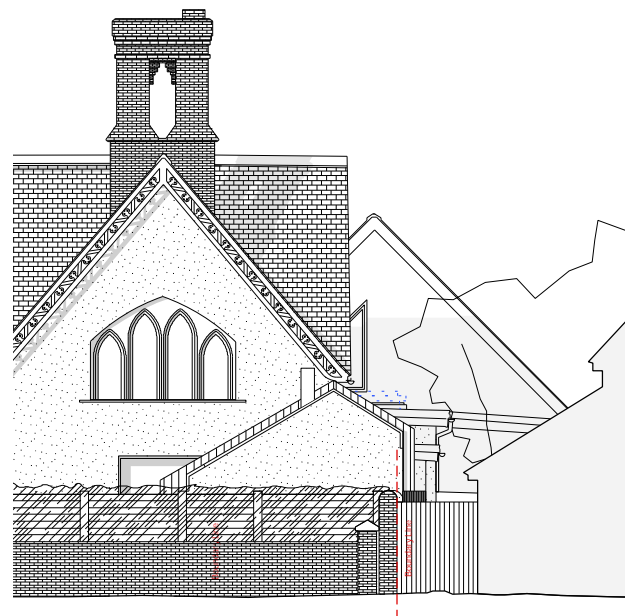
- Single storey rear extension to outbuilding to include an indoor swimming pool and insert conservation rooflight window to rear elevation.

03. "It is proposed to extend an existing outbuilding to convert it into a gym with an indoor swimming pool. This is a red and buff brick modern building with a slate tile roof located on The Street, at the north east of the front garden. A large roof light would be added to the south pitch of the existing outbuilding and a concrete and glass lean-to would be added. The low height and modest size are suitable for the space and would have a limited impact on the character and appearance of the conservation area and setting of the listed buildings, however the proposed materials have no precedents in the surrounding area and should be reconsidered."

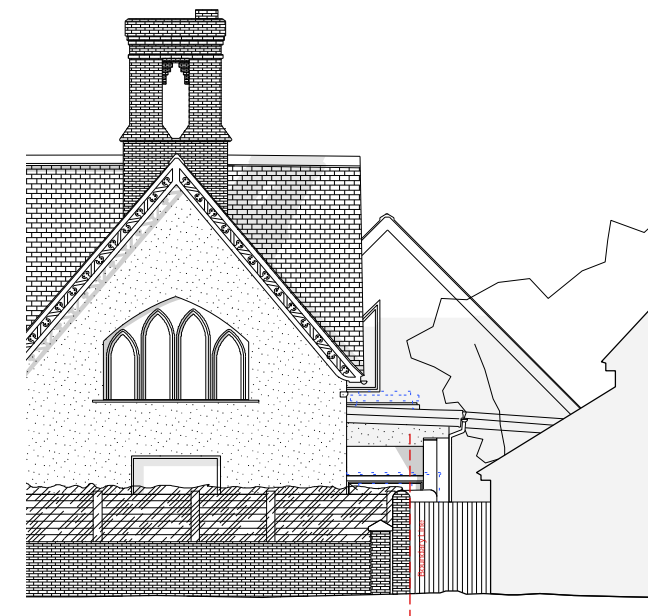
The proposed single storey rear extension to the outbuilding is set in from the original building line to ensure minimal visual impact from The Street, the proposed materials have been chosen to contrast the existing, the contemporary materials create a clear separation between old and new, ensuring that the original form of the host building is still clearly legible.



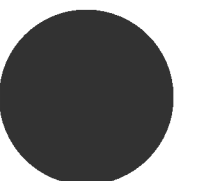
Existing



Previous Application



Proposed



07. CONCLUSION.

This design and access statement illustrates how the proposal meets relevant policy and guidance. It sets out the scheme's design principles and helps demonstrate why we consider this proposal successful.

The proposal is of exemplary architectural design that compliments the host building.

It enhances the character and setting of the host building and the wider conservation area, whilst maintaining a sense of openness across the site.

A rigorous design approach has ensured that the proposal is not disproportionate to the original dwelling but subservient.

This has been achieved through its form and materiality, creating a series of contemporary additions that compliment the existing architecture of the host building and the surrounding conservation area.

We therefore recommend that this application is considered for your support and approval.



Figure Desc. 3D view of proposal

