

Design & access statement:

Two-storey side extension to Park Farm, The Fish, Hopesay, SY7 8HG
for Mr & Mrs Wood

September 2023

Introduction

This is a proposal for a two-storey side extension to a dwelling house to provide accommodation for a parent of the applicant.

Context

The original stone-built cottage was extended to the south around 1980. The level change across the site was utilised to incorporate a workshop space at the lower level.

A lobby & wood store was added to the north of the original in 1988 (foreground in Fig 1 below). This would be removed to make way for the proposed extension.

The site is about 1km north-east of Hopesay, and overlooks the valley and rising landscape beyond (Figs 3 & 4).

A track/PROW runs up behind the house, back towards Hopesay. It provides secondary access to Cuckoos Nest Farm.



Fig 1, existing house



Fig 2, existing house, workshop is behind double doors at lower level



Fig 3, looking south-west



Fig 4, looking south-west

The habitable gross internal area as existing is 103sqm at ground floor with 96sqm at first, with the enclosed lobby/wood store an additional 10sqm. This excludes the lower level workshop.

This proposal

The extension would provide a ground floor living area incorporating a kitchen area, with a small shower room at the back, and a new stair giving access to a bedroom at first floor in the existing house, Fig. 5.

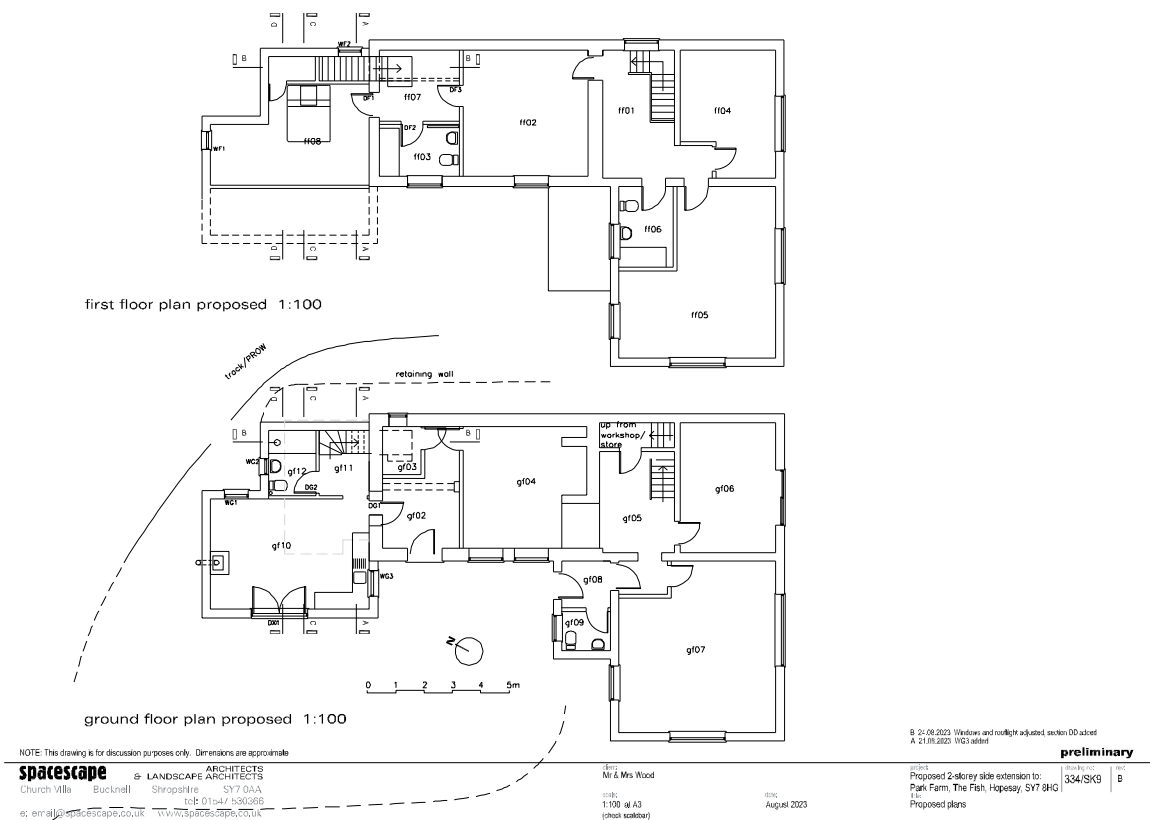


Fig 5, proposed plans, drawing number 334/11

The extension is for Mrs Wood's recently widowed mother who currently lives in a 3 bedroom cottage at Picklescott. Whilst the design provides access to the first floor bedroom and adjacent bathroom in the existing house, the new shower room allows for single-storey and more compact living if needed in the future.

Access to the extension would be shared with the house, via the existing utility room with a new external door replacing the window.

We made a pre-application enquiry in August 2022, with a approximate 30 sqm gross internal area footprint, total 60sqm GIA. This was a distinct curved-roofed barn-like form at a cranked angle and with a link part to the existing house, Fig. 6.



Fig 6, pre-application enquiry scheme

In response to the advice received we developed the scheme in collaboration with the applicants, as a more integrated addition.

The extension contrasts with the weighty stone and brick construction of the existing, with timber cladding and a sinusoidal profile corrugated roof, Fig 7. This reflects the agricultural nature of the locality, and indeed the history of the site itself. It also suits the proposed well-insulated framed form of construction.

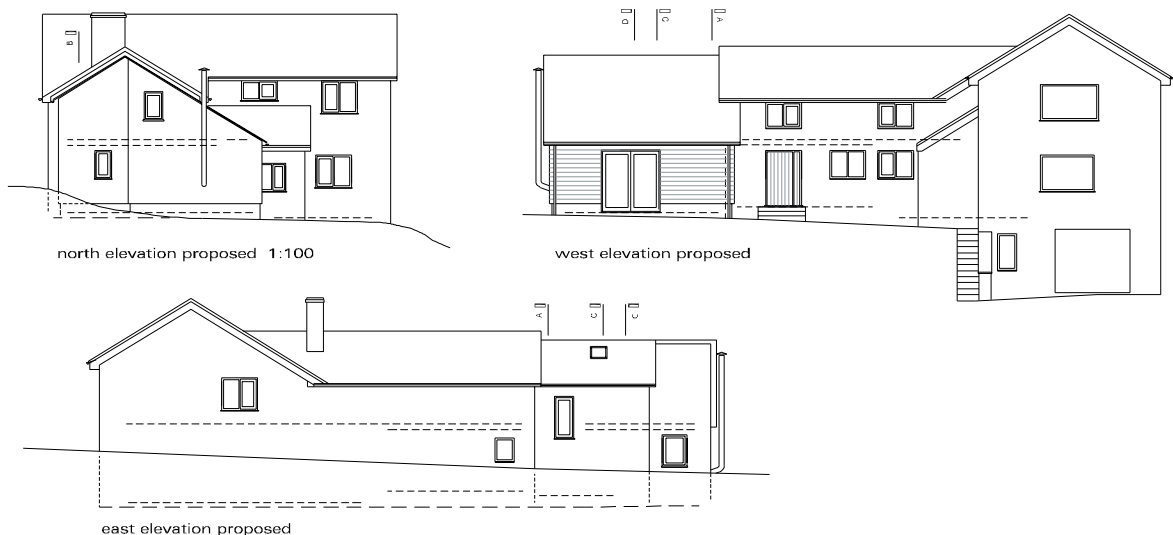


Fig 7, proposed elevations



Fig 8, old photo

Fig. 8 is a photo of an old framed photo of the unextended original house, with lean-to structures on both sides. The left hand enclosure is undoubtedly roofed in corrugated metal.

The existing house is roofed in both slate and plain tiles. The applicants would be amenable to the new roof being slate instead of corrugated metal if needs be.

At the time of the pre-application enquiry the applicants were living part of the time in tied accommodation elsewhere in the country but with the intention to move here permanently when the opportunity arose.

As it happens it did arise and they are now fully relocated and working locally.

Ecology

A report by Star Ecology is submitted separately with this application.

Access

Although the extension slightly encroaches into the hardstanding in front of the house, plenty of space will remain and this does not affect the car parking and turning arrangements.

Secondary pedestrian access to the house is currently via the lobby which is proposed to be removed. Alternative access will be provided via what is currently the utility room next to it.