

HC 1085 HUDNALLS COTTAGE  
RIBA Stage 3 Planning Application

DESIGN STATEMENT

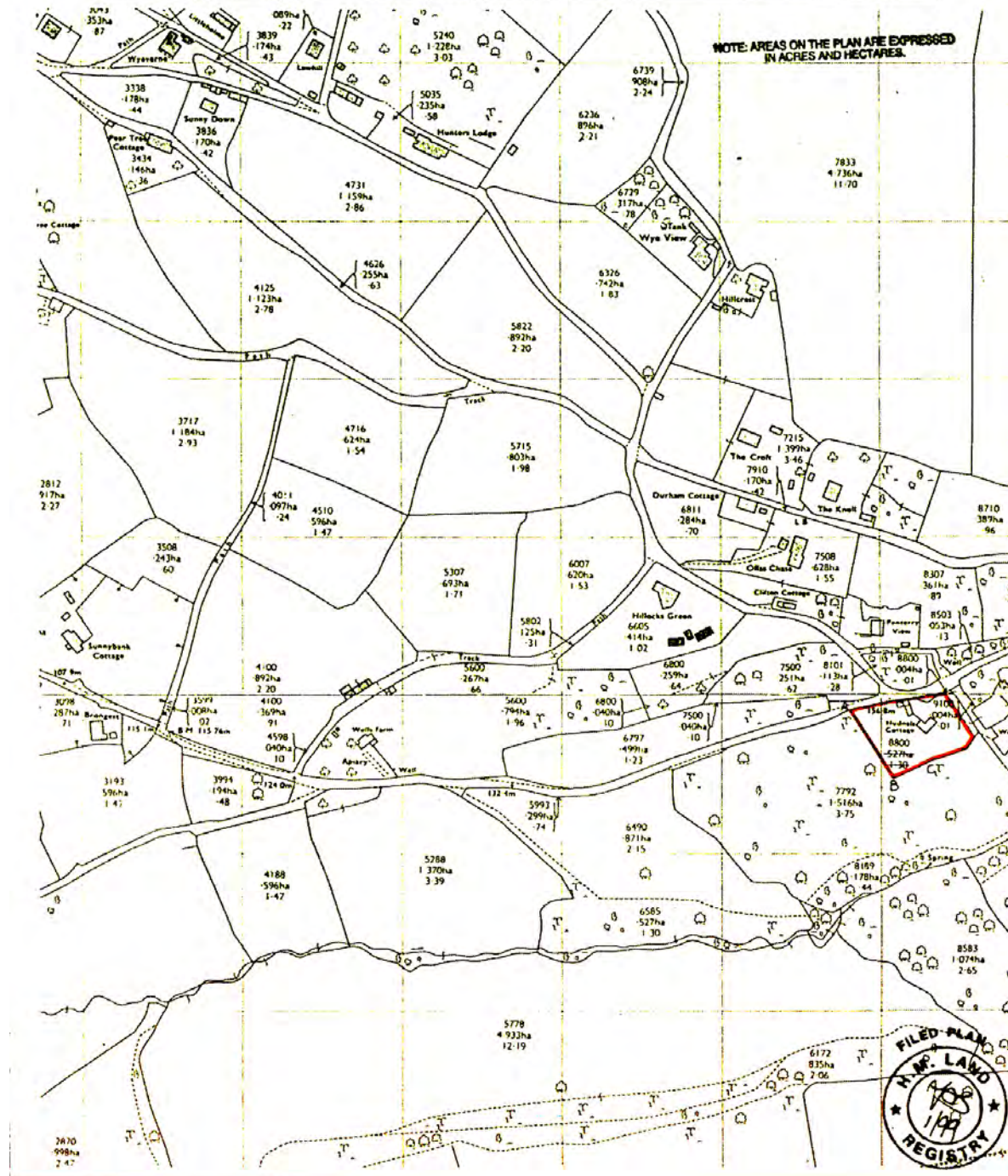
26.05.23



**HILLS+CO.**  
ARCHITECTURE INTERIORS

HILLS+CO.  
Architecture + Interiors Ltd.  
Red Lodge  
Brockweir Chepstow NP16 7NQ  
info@hillsandcompany.co.uk  
Tel 01291 680483

|                                   |                |                                 |  |
|-----------------------------------|----------------|---------------------------------|--|
| H.M. LAND REGISTRY                |                | TITLE NUMBER<br><b>GR211637</b> |  |
| ORDNANCE SURVEY<br>PLAN REFERENCE | SO 5501 SO5502 | Scale<br>1/2500                 |  |
| COUNTY GLOUCESTERSHIRE            |                | DISTRICT FOREST OF DEAN         |  |
|                                   |                | © Crown Copyright               |  |



This official copy is incomplete without the preceding notes page.

## INTRODUCTION

HILLS+CO. Architecture and Interiors have been appointed by their clients to develop a single storey, side extension, on a private property, Hudnalls Cottage, Hewelsfield in the Wye Valley.

This Design Statement is to be read in conjunction with the Planning Application drawings and other reports, as submitted as part this application.

### Contents:

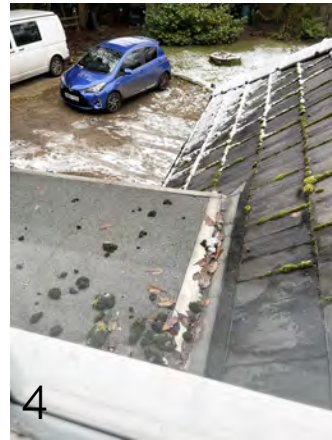
- 01 The Site + Existing House
- 02 Site Strategy
- 03 Building Strategy
- 04 Precedents
- 05 Materiality
- 06 Environment
- 07 Context View (1)\_exterior
- 08 Context View (2)\_interior
- 09 Context View (3)\_interior

**HILLS+CO.**  
ARCHITECTURE INTERIORS

HILLS+CO.  
Architecture + Interiors Ltd.  
Red Lodge  
Brockweir Chepstow NP16 7NQ  
info@hillsandcompany.co.uk  
Tel +44 07786704062

HUDNALLS COTTAGE, HEWELSFIELD





## 01\_THE SITE + EXISTING HOUSE

### The Site

The site in reference to this application is known as Hudnalls Cottage, in Hewelsfield. The site benefits from a very private location with a private driveway off Bailey Lane, and views down into the Wye Valley. The site is outside of the village settlement boundary and outside of a conservation area, however within the Wye Valley AONB. The site is not overlooked and is relatively isolated, with neighbouring properties a comfortable distance from the site enclosure (see OS Map and aerial view below).

### Existing House

Hudnalls Cottage is an existing, traditionally built, stone cottage in the lower Wye Valley AONB. Aesthetically, the property includes a varied mix of materials, including stone, render, painted timber soffits and timber windows and bitumen roofing. The main frontage of the house, and its traditional massing, has been retained, however more recent, poorly conceived additions to the rear, have created unusable spaces within, and a massing that is not in-keeping with the traditional form of the house. This includes a bitumen laid flat roof 'garage', currently used as a study/utility, and main entrance hall (with oversized roof). The property is in good order.

### Character and Quality of Adjacent Properties

The structures in the immediate context, as described above, showcase a typical rural vernacular palette of materials synonymous of this area, including local stone, render, timber, slate and brick chimney stacks. However most of them also include more modern interpretations and finishes, including painted and unpainted render, PVC windows and concrete roof tiles. The properties in this area are well proportioned rural homes, occupied and well maintained.

There is also a precedent in the area for well designed contemporary additions and new build properties, that both harness modern construction methods, whilst relating to the heritage and rural vernacular.



1\_Rear elevation (private garden side)  
 2\_Side elevation (entrance)  
 3\_Terrace (garden)  
 4\_Flat roof and slate  
 5\_Living room (cut beams and modern stair)

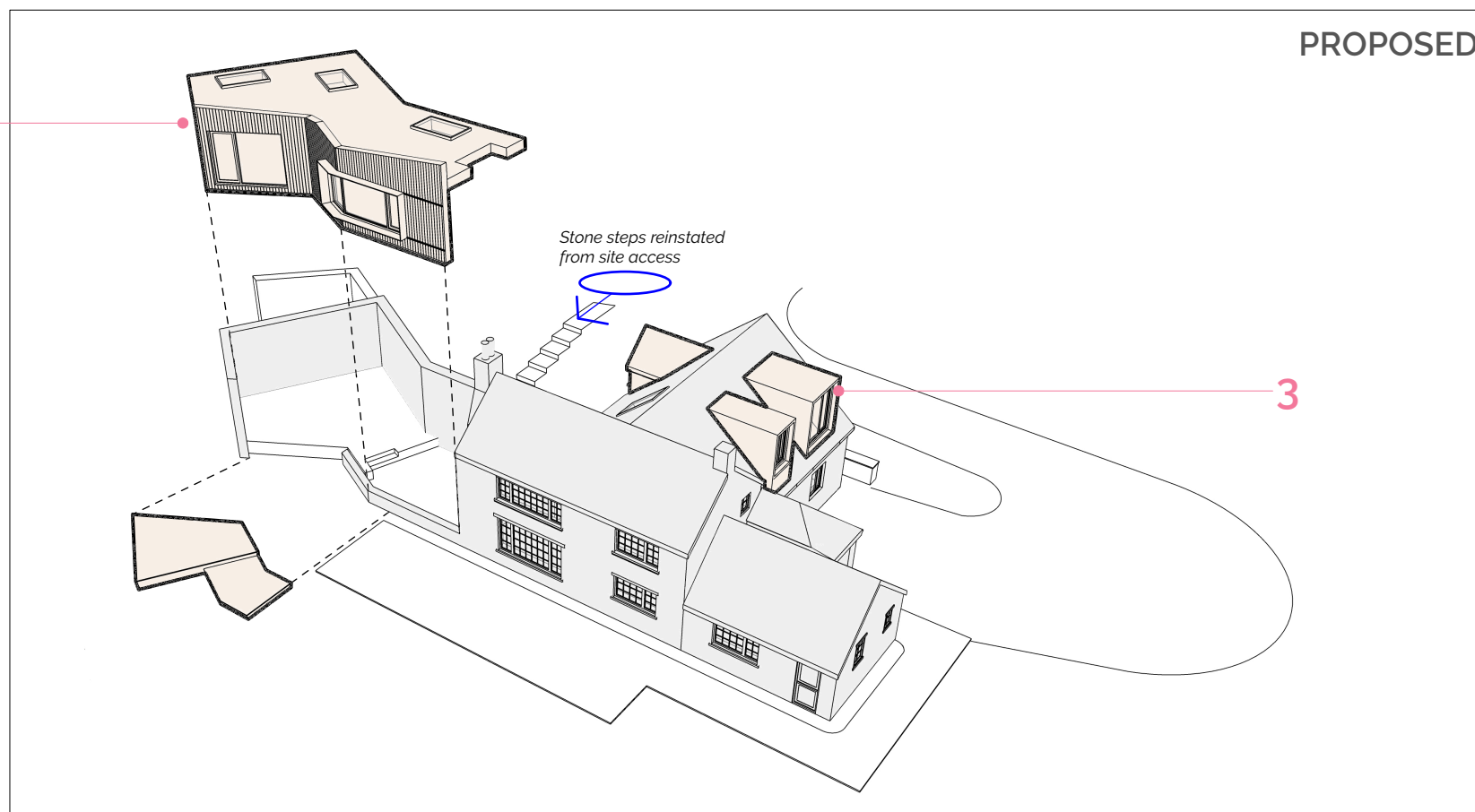
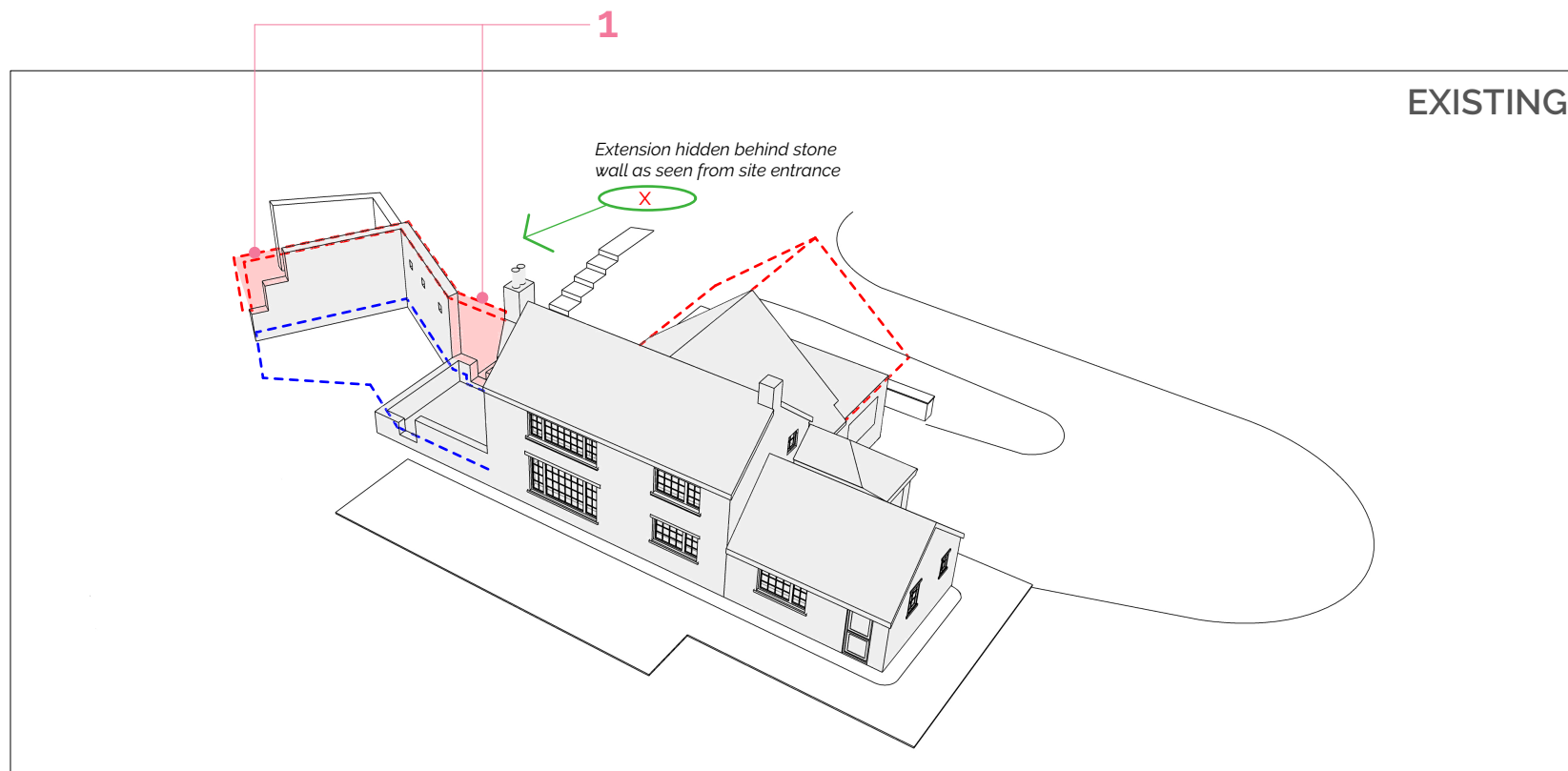
6\_Living room (modern beam)  
 7\_External pipework and electrics  
 8\_Kitchen/utility  
 9\_Hall  
 10\_Master bedroom (trad. beams)  
 11\_Side extension with external oil boiler

**HILLS+CO.**  
 ARCHITECTURE INTERIORS

HILLS+CO.  
 Architecture + Interiors Ltd.  
 Red Lodge  
 Brockweir Chepstow NP16 7NQ  
 info@hillsandcompany.co.uk  
 Tel +44 07786704062

HUDNALLS COTTAGE, HEWELSFIELD





## 02\_SITE STRATEGY

HILLS+CO. specialise in thoughtful, rural architecture, sensitive to natural and historic contexts, and delivering well designed buildings throughout the area. This unique scheme intends to be a discreet addition following this ethos.

### The Proposal

This design statement is in support of a modern side extension to an existing family home and internal remodelling. It also includes the enhancement of the traditional cottage features.

### Site Strategy

The site strategy is very simple. In essence the proposal seeks to minimise any visual changes as seen from the site entrance, by discreetly adding the new extension hidden within the existing footprint, protecting the setting of the home in the countryside:

#### 1 Extend existing garden wall for privacy

The existing high level stone garden wall to be made good, and lengthened to provide privacy from the site entrance, and create the rear wall of the extension. Small square openings in the stone wall are a reference to a previous structure, and retained as windows.

#### 2 Insert extension into existing void + connect

The new contemporary kitchen extension is 'inserted' into the space provided by the existing stone walls, hidden from the public realm, and positioned to take advantage of the private garden.

#### 3 Stretch pitched roof + add dormers

The existing north facing gabled roof, currently positioned over a poorly insulated flat roof, is to be extended at FF to provide an additional bedroom for a growing family. This will include the creation of dormer windows to provide natural daylight and ventilation. The single dormer facing the site entrance and public realm will be a traditional pitched roof dormer, whereas the two that are hidden from view will be box dormers to provide more head height in these rooms.

### External Works

The existing stone steps at the site entrance (long since unused), are to be reinstated as part of the pedestrian entrance strategy, allowing better privacy and separation between vehicular and pedestrian entrance use.

### Character, Appearance and Visual Impact

The design seeks to provide a carefully sited scheme that responds to the traditional material tones on the site and in context. Using high quality materials with longevity, the scheme will be delivered as an exemplary project that is suitable for a house in this setting, and one which raises the standards of design in the region.

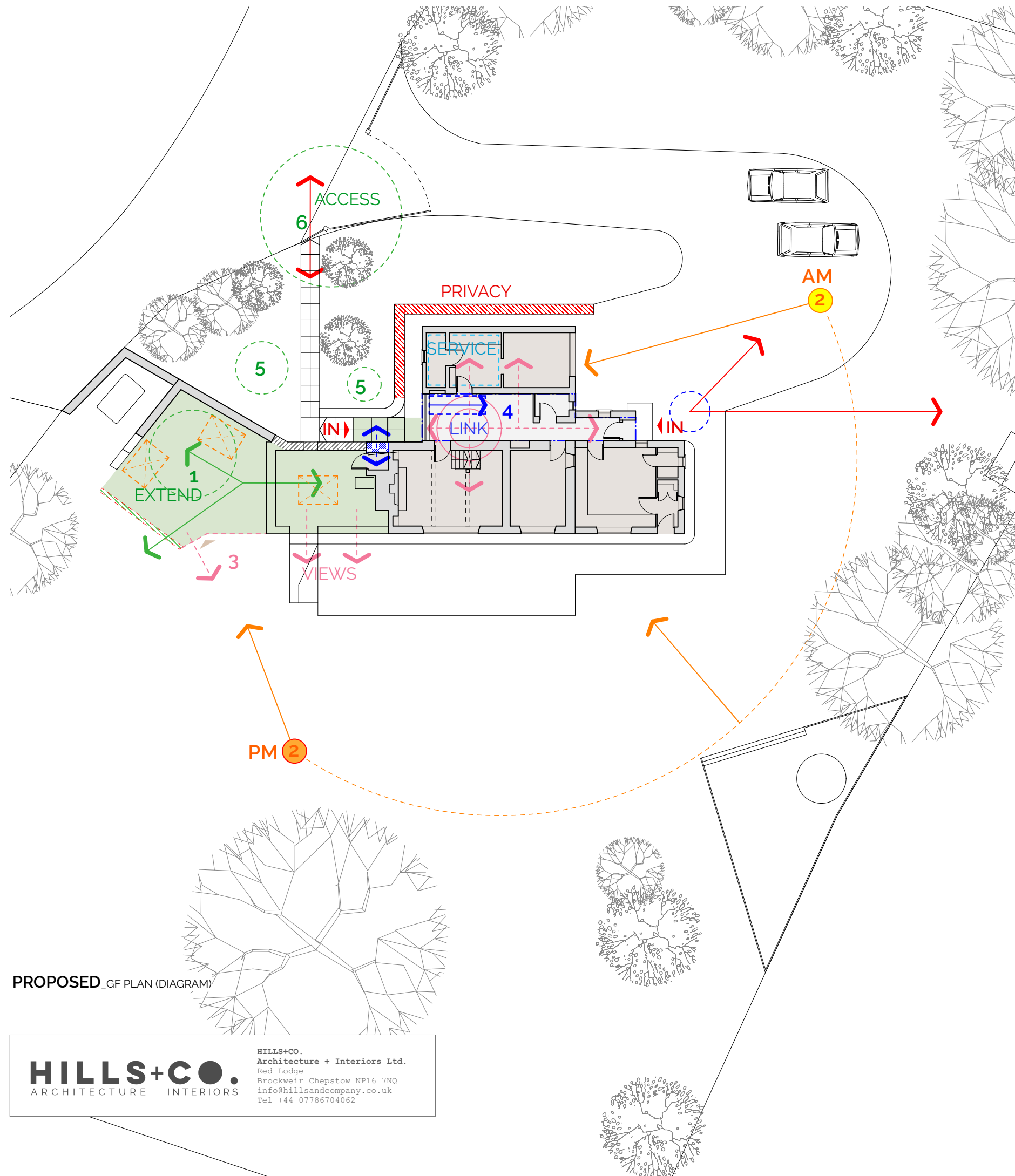
Visually and in context, the proposal is a side extension and not overlooked by any neighbouring properties or public footpaths. Furthermore the site is masked by the existing boundary treatment to Bailey Lane, the stone boundary wall (which makes up the strategy of this proposal) and landscape topography. As such the kitchen extension is positioned discreetly, and carefully screened, to minimise visual impact to the site.

**HILLS+CO.**  
ARCHITECTURE INTERIORS

HILLS+CO.  
Architecture + Interiors Ltd.  
Red Lodge  
Brockweir Chepstow NP16 7NQ  
info@hillsandcompany.co.uk  
Tel +44 07786704062

HUDNALLS COTTAGE, HEWELSFIELD





PROPOSED\_GF PLAN (DIAGRAM)

**HILLS+CO.**  
ARCHITECTURE INTERIORS

HILLS+CO.  
Architecture + Interiors Ltd.  
Red Lodge  
Brockweir Chepstow NP16 7NQ  
info@hillsandcompany.co.uk  
Tel +44 07786704062

### 03\_BUILDING STRATEGY

#### Building Strategy

The building proposal for Hudnalls Cottage is similarly very simple. To protect the old cottage whilst reordering the internal spaces for better efficiency, and to add a new kitchen for a growing family.

#### The kitchen/dining extension

The new kitchen/dining end extension (1) is located to take best advantage of the private garden and views (3), and linked back into the house via the existing hall (4). As with most older properties the amount of natural light is often compromised due to the thick walls and deep plan. As such the new extension will include rooflights to drop natural daylight into the new kitchen and dining space, and opening up framed landscape views, further minimising energy use and the need for artificial light during the day

#### The house

The existing cottage is then reordered to resolve unused space:

##### Ground Floor

- The existing stair (currently located in the living room) will be relocated into the hall (4). This is safer for fire escape purposes, it creates a better living space and allows for the traditional roof timbers to be reinstated.
- The large hall will be better utilised by providing a new access point creating a 'spine' through the house (4). This creates better flow, a new pedestrian entrance from the site entrance, and links unused garden space back into the home (5).
- The rear spaces (uninsulated garage/WC) will be replaced with an additional bedroom/ensuite and plant room, to future proof the house.
- the old kitchen will become a utility (something the existing house is lacking), with existing, and more appropriate, access to the private garden maintained.

##### First Floor

- due to the relocation of the stair into the main hall, better access to all FF rooms is enabled (4). A rooflight over the stair will provide natural daylight into the heart of the home.
- the existing bathroom is converted into an ensuite to the master bedroom
- a new bathroom is created
- a new bedroom is created

- 1\_Infill - infill extension into existing hard landscape + link house
- 2\_Identification of sunpath - open views + opportunities
- 3\_Connect kitchen to terrace + garden (visually and physically)
- 4\_Link hallway - new rear access into hall + utility + FF stair
- 5\_Open up unused spaces - hall link to rear garden
- 6\_Access - reintroduce pedestrian access at site entrance



## 04\_PRECEDENTS: EXTENSION

The precedents selected below all share a subtle use of stone and charred timber and the clear separation between the two. The use of a single material in this way, and as applicable on Hudnalls Cottage, creates a subtle addition that does not compete with the existing house and is in harmony with other materials and tones.



Bespoke + Minimal + Form + New/Old + Texture + Connections + Views + Light

**HILLS+CO.**  
ARCHITECTURE INTERIORS

HILLS+CO.  
Architecture + Interiors Ltd.  
Red Lodge  
Brockweir Chepstow NP16 7NQ  
info@hillsandcompany.co.uk  
Tel +44 07786704062

HUDNALLS COTTAGE, HEWELSFIELD



## 05\_MATERIAL STRATEGY

### Proposed Materials

Materials are to be a distillation of those featured on the existing house. As such the new external materials will feature a reduced palette of stone, slate, blackened timber and glass. Carefully positioned glazing enhances the experience of this house and its connectedness to the surrounding landscape. The materials selected are high quality and used with clear separation between new and old (see below *PROPOSED View and Context Views within this application*).

#### 1\_Slate

The use of slate on the main cottage will be continued over the enlarged FF area to the north east/driveway.

#### 2\_Stone

The use of existing stone as part of the side extension anchors the proposed extension scheme back to the main house. This is further rooted to the site by harnessing the existing stone garden walling, natural topography, and the height of the rear stone retaining wall.

#### 3\_Charred Larch cladding

Taking cues from the blackened lintels, rainwater goods and blackened traditional roof beams in the master bedroom, the extension will be clad in vertically aligned charred larch. Traditionally charred timber preserves the wood, protects from insect damage and provides substantial longevity to the material, making it a very beautiful and sustainable option.

#### 4\_Glazing

Low profile glazed windows and doors are carefully located to balance the proportion of other materials, and provide connections and uninterrupted views of the landscape in context. The proposed windows and doors will feature coloured frames to tone in with the charred timber cladding (See *Precedents: Extension for examples*).

#### 5\_Soft Landscaping

The lawns to the north west of the house play a part in the overall material considerations, as the proximity of the extension to the soft landscaping creates a clearer connection between inside and out. The setting of the proposal relies on this in context (see below *proposed view*).

#### 6\_Hard Landscaping

The existing terrace will be extended across the rear elevation of the property, linking the new utility with the new extension. This will provide an open terrace to enjoy the garden and south facing sunpath.



A B C D E F

### EXISTING

- A Wye valley stone
- B Slate
- C Black eaves and rainwater goods
- D Painted frames
- E Concrete and stone window sills
- F Hard and soft landscaping



### PROPOSED

- 1 Slate roof (to be maintained and used on dormers)
- 2 Stone walls/plinth (kitchen extension)
- 3 Low profile modern glazing + glass
- 4 Soft landscaping
- 5 Charred larch cladding (extension)



**HILLS+CO.**  
ARCHITECTURE INTERIORS

HILLS+CO.  
Architecture + Interiors Ltd.  
Red Lodge  
Brockweir Chepstow NP16 7NQ  
info@hillsandcompany.co.uk  
Tel +44 07786704062

HUDNALLS COTTAGE, HEWELSFIELD



## 06\_ENVIRONMENT

This project is designed as a low energy sustainable scheme, with a protective, light touch on the surroundings. This design statement supports the application for a unique, low energy extension to an existing home. The following design statement has been prepared following guidance documents: *Bat Conservation Trust website; A Strategy for the Conservation of Bats in the Wye Valley and Forest of Dean (FoDDC); Keynote AP17 (FoDDC); Bats and Lighting (University of Bristol) by Emma L Stone.*

### Ecology

Due to the sensitivity of habitats supported by boundary trees and hedges in the Wye Valley area generally, no trees or hedges are to be removed during this development, and it is intended that minimum impact to the existing site will take place. As identified by the recently taken loft photos (left), there is no obvious evidence of bat activity in either existing loft spaces. This is supported by the closed eaves boards around the entire roof perimeter, the amount of undisturbed cobwebs in the loft spaces, and lack of evidence of bat faeces on loft insulation material (see photos, left).

### PEA / PRA

The proposed works are isolated to the existing house. No works will affect trees or hedges. The extension will sit on the site of an existing hard landscaped terrace. As such the proposal impacts nothing more than the building itself and we would not expect a PEA to be required. Given the lack of bat evidence within the building (as identified in the photos, left) and closed eaves boards around the building perimeter, we would not expect a PRA to be required. To provide an enhancement to the site and encourage new habitats, we make the following proposals below.

### Biodiversity Enhancement (net gain)

In line with the NPPF, the site strategy for biodiversity enhancement includes:

- provision of 3 x Schwegler 1B bird nest boxes in trees
- provision of 2 x building mounted Vivaro Woodcrete bat boxes to the north
- provision of 2 x tree mounted bat boxes to the north
- the addition of log/brush piles to support development of existing and new habitats in the private garden

(For further details see left, and Site Plan\_PROPOSED drawing for locations).

### Lighting Strategy / Light spill

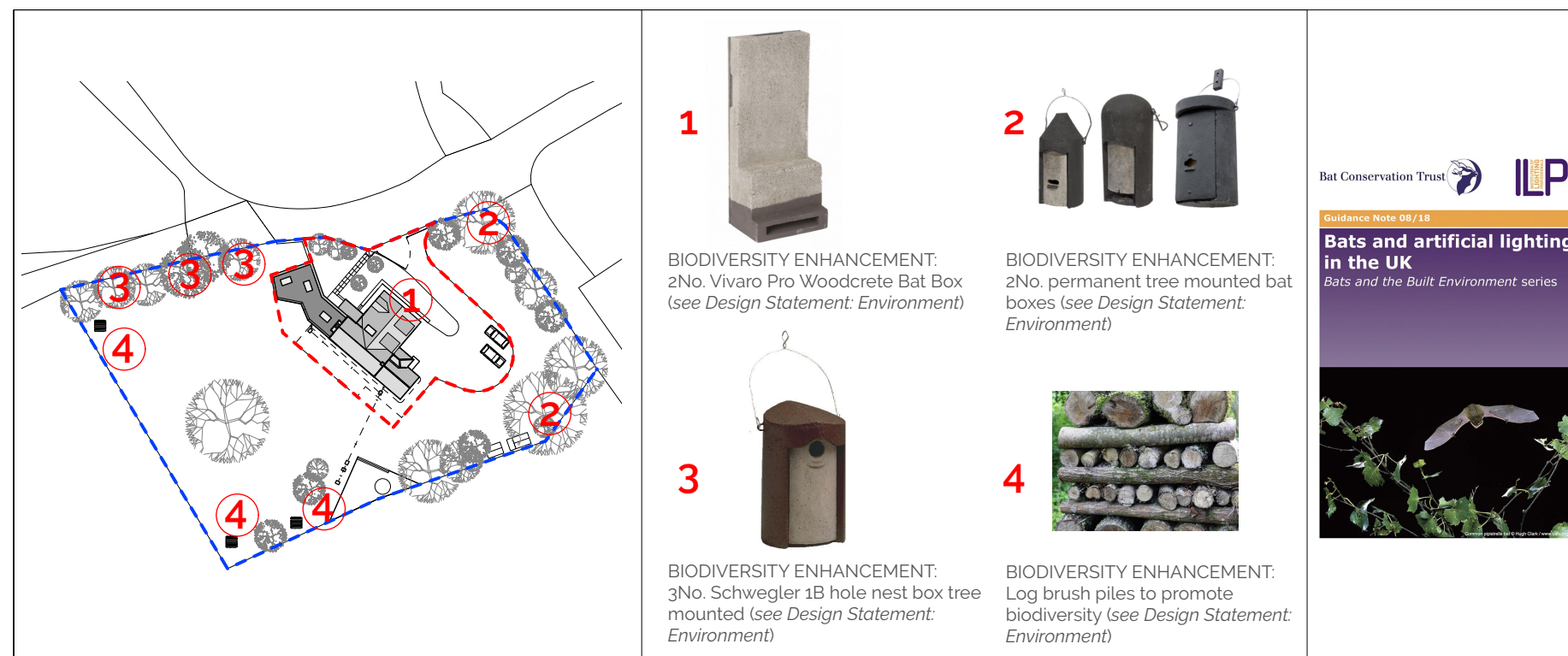
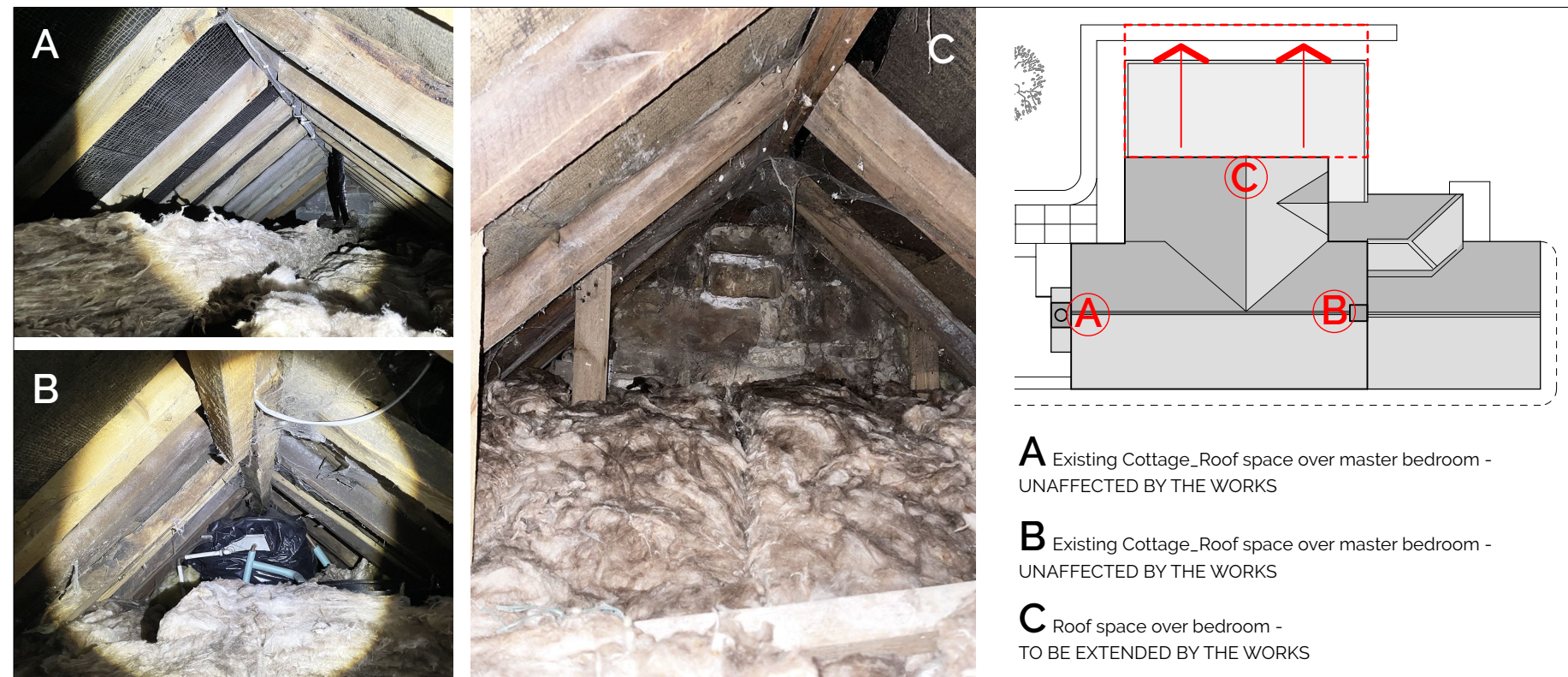
Due to the carefully shaped GF layout of the extension, and positioned windows on the south and west elevations (i.e. those closest to the lane), light spill onto more sensitive boundary areas will be insignificant. All new internal fittings will be LED lights and windows and rooflights will have additional blackout blinds installed internally. Internal lighting will be a mix of recessed downlights, and recessed pendant lights to further direct light sources vertically, rather than horizontally.

### Surface and Waste Water

Surface water management to the main house will remain unchanged. Surface water to the new extension will be controlled with an individual soakaway installed suitable for the area of roof as intended. Foul waste management will remain unchanged. The increase in load on the existing system is minimal so will feed directly into the existing septic tank. (See PROPOSED Site Plan for locations)

### Performance (Insulation, Heating & Ventilation)

The new proposal will be constructed following a fabric first approach, with thermally massive construction, and with airtight detailing. A new renewable ASHP system with underfloor heating in the kitchen/dining space will replace the old oil boiler to carefully control the heating, and hot water. The existing radiators will be maintained and connected into the new system.



**HILLS+CO.**  
ARCHITECTURE INTERIORS

HILLS+CO.  
Architecture + Interiors Ltd.  
Red Lodge  
Brockweir Chepstow NP16 7NQ  
info@hillsandcompany.co.uk  
Tel +44 07786704062

HUDNALLS COTTAGE, HEWELSFIELD