

## Design and Access Statement

Farm View House, Longridge, Sheepscombe, GL6 7QX

### **The Brief:**

Reconfigure the existing kitchen and utility space. Replace the existing external covered areas with a more usable insulated utility area to create a decent washing/ drying zone, give the show dogs a decent sleeping/ washing area, improve access and create a buffer zone between inside and out.

### **Existing arrangement:**

The property is a large, detached house sitting within extensive grounds. There are lovely views to the West towards Painswick. The gardens slope up away from the house at the rear on the East side of the property towards woodland.

The property is rendered with a painted finish. There are a number of hard and soft landscape areas across the site; a large patio area to the West and concrete and paved areas to the North, predominantly under a mono-pitched plastic roof, installed to provide some covered areas adjacent to the dwelling.

The 'not fit for purpose' utility sits in the Northeast corner of the house adjacent to the kitchen.

### **Proposal:**

The utility area is to be replaced with a 'fully habitable' extension to the kitchen. The existing dilapidated and rather ramshackle zone to the Northeast of the property is to be levelled and replaced with a lightweight, insulated timber framed extension. This is not a heated zone and not 'fully habitable' but is intended as a buffer between inside and out, making space for a decent utility and drying zone as well as providing a washing and sleeping area for the large dogs.

The roof is flat, keeping the height to a minimum. The front (West Elevation) is to be rendered, matching the finish on the main dwelling. The facades to the North, East and South, will be timber clad and stained to a darker grey finish to prevent uneven discoloration and allow the building to 'disappear' into the landscape. The topography of the site means the majority of the rear of the building disappears below ground level as it extends further back to the East.

### **Conclusion:**

The works are modest, with carefully selected materials that aim to sit comfortably within their setting. The proposed aims to enhance, improve and maintain this building. We consider the proposed a significant improvement to the property and its setting within the AONB.