

HC 1093 HILL VIEW, MILKWALL
RIBA Stage 3

DESIGN AND ACCESS STATEMENT

20.11.23



INTRODUCTION

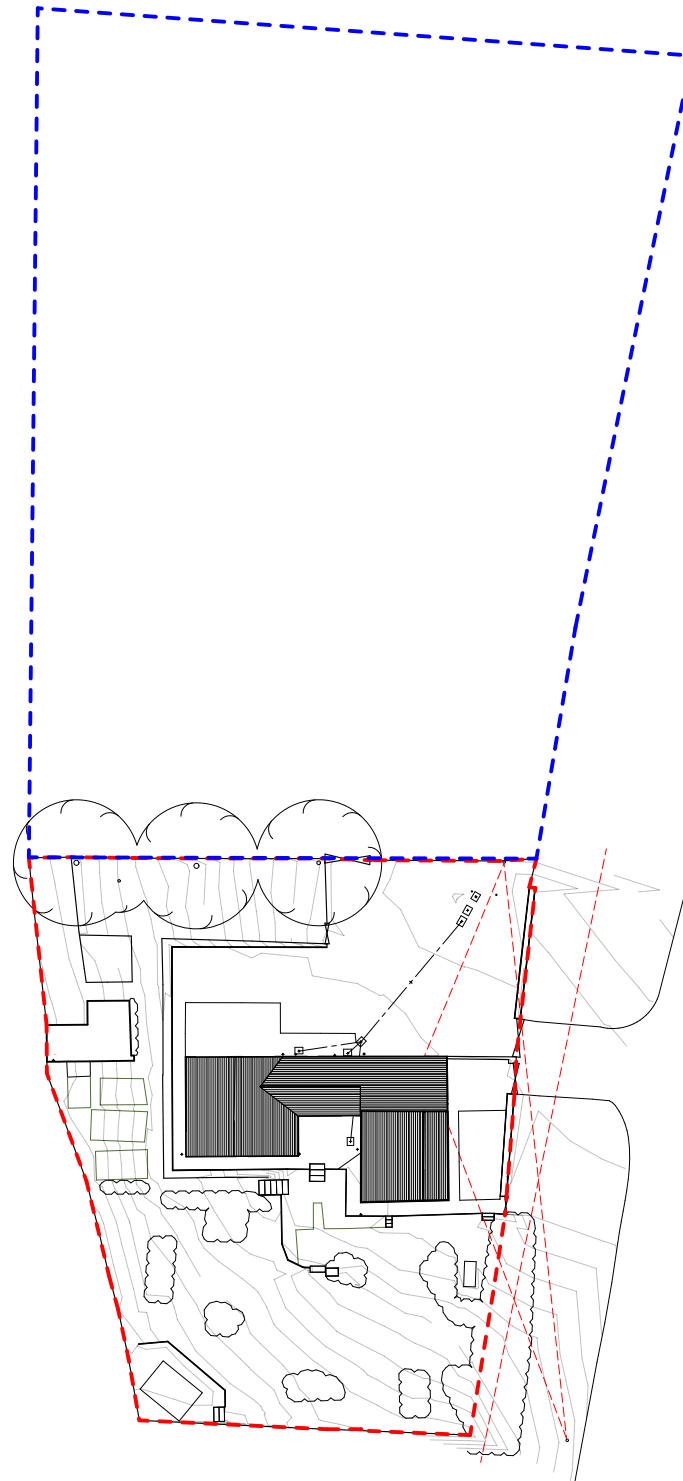
HILLS+CO. Architecture and Interiors have been appointed by their clients to develop a side/rear extension, on a private property, Hill View, Milkwall.

This Design & Access Statement document illustrates the existing site and explains the proposal as part of a Householder Planning Application.

To be read alongside all other associated consultants information.

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01_THE SITE + EXISTING HOUSE

Hill View is located in Milkwall, in the Forest of Dean. The property is approximately 1.5 miles from the town of Coleford and is accessed from a quiet gravel side road. The property is not listed or located within a conservation area but is not within the Wye Valley AONB.

It is currently a 2-bedroom detached property set back from the main road with over 360 deg. garden access. The property also benefits from a large double garage which is linked to the house by a single storey extension and a meadow to the north of the driveway.

The site sits within a rural location and is bounded by the lane to the east, associated land and private driveway to the north, private gardens to the west and south. The existing house is arranged around a central staircase and provides two bedrooms. The house currently does not take advantage of the garden aspects and has a poorly configured internal room layout which this application seeks to amend.

The original cottage, built pre-1900's, has historically been extended across the ground and first floor on at both the side and rear. Both the original cottage and the additions are finished with painted pale render on all external walls and slate tiles on the roofs. The fascias, eaves boards and rainwater goods are finished with white UPVC. External windows and doors are also white UPVC frames with clear double glazing.

The historic additions are not be in-keeping with the original cottage's form, scale or appearance and has consequently created a poorly considered internal layout requiring updating to suit the family's needs.



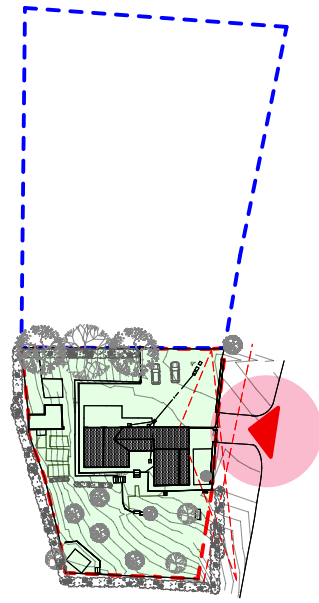
- 1_ East elevation behind the boundary wall
- 2_ East elevation (front) from the public highway
- 3_ North elevation fronting the driveway
- 4_ South elevation/garden view from the southwest corner of the site

HILLS+CO.
ARCHITECTURE INTERIORS

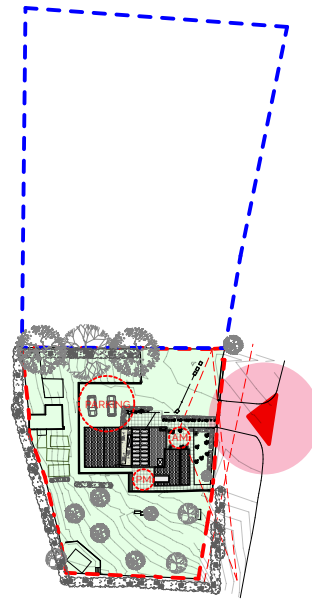
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Hill View, Milkwall

SITE_EXISTING



SITE_PROPOSED



Site entrance moved north to create more private access

02_SITE + BUILDING 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 considered addition following this ethos.

Site Strategy (see Site Plans, top left)

The Site Strategy for this proposal is kept simple and involves shifting the vehicular access point to the property away from the main house, improving privacy. The existing site plan (top left) highlights a compromised access point off the lane, which provides direct access into the private garden. The proposed strategy (top right) proposes to move the access away from the house, closer towards the meadow. The advantages of this approach results in better privacy for the owners. Visibility onto the lane from this new vehicle access point is within the accepted measures, and similar to the existing condition.

Building Strategy (see Diagrammatic Plans, bottom left)

The building proposal for Hill View is equally very simple:

1. To remove the incongruous existing single storey extension, and to replace with a set back two storey extension
2. To add an AM courtyard and enhance the PM courtyard to received better daylight throughout the afternoon/evening

The house

As with most older properties the amount of natural light is often compromised due to the thick walls and deep plan. As such the proposal will include retaining existing fenestration whilst adding some new, carefully placed windows, minimising energy use and the need for artificial light during the day.

The ground floor extension will be arranged to allow better flow and an open connection within the property. It will provide better access to all gardens, taking advantage of the sun path that is captured by the AM/PM courtyards and new glazing.

Proposed Areas

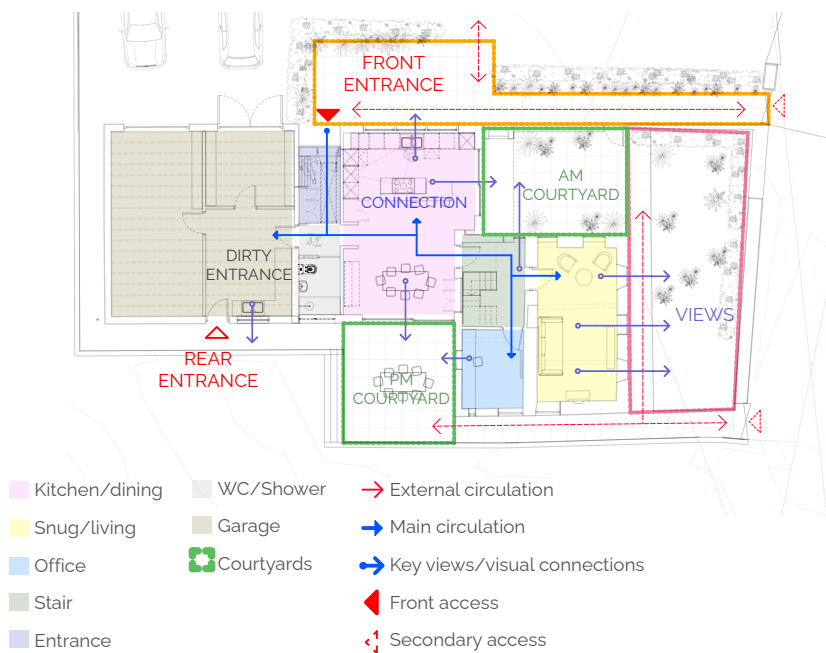
GF_EXISTING	87m ²
FF_EXISTING	35m ²
GF_PROPOSED	87m ²
FF_PROPOSED	78m ²
TOTAL (ADDITIONAL) PROPOSED AREA =	43m² (35% increase)

Character and Appearance

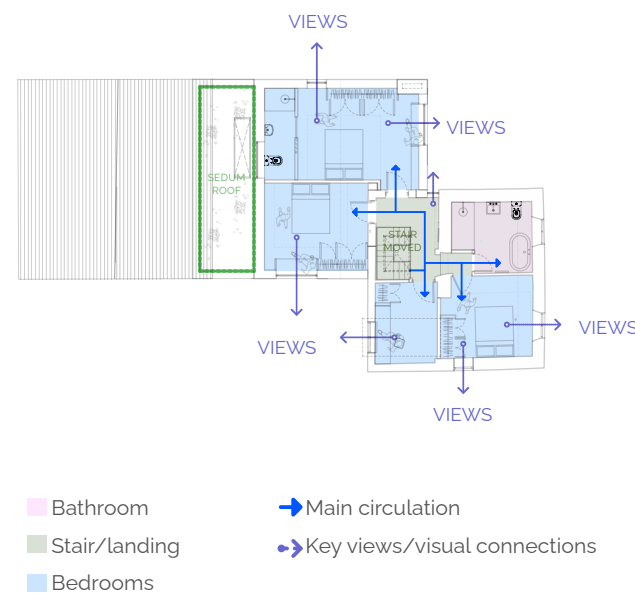
The design seeks to provide a carefully sited scheme that responds to the traditional material tones on the site and its context. Using high quality materials with longevity, the scheme will be delivered as an exemplary project that is sensitive to the original house, and one which raises the standards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

Visually and in context, the proposal is a replacement extension and not overlooked by any neighbouring properties. Furthermore the site is masked by the existing boundary walls and woodland. The extension is positioned discreetly, and carefully integrated with the existing massing to minimise visual impact to the site.

GF PLAN_PROPOSED

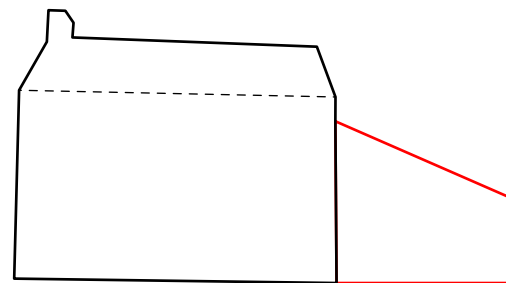


FF PLAN_PROPOSED



03_VOLUME + LAYOUT + MASSING

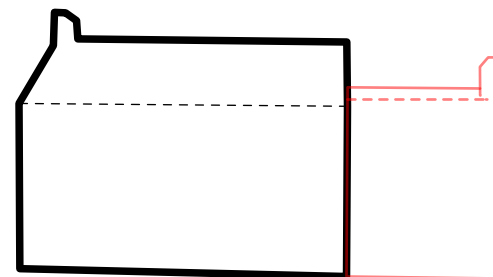
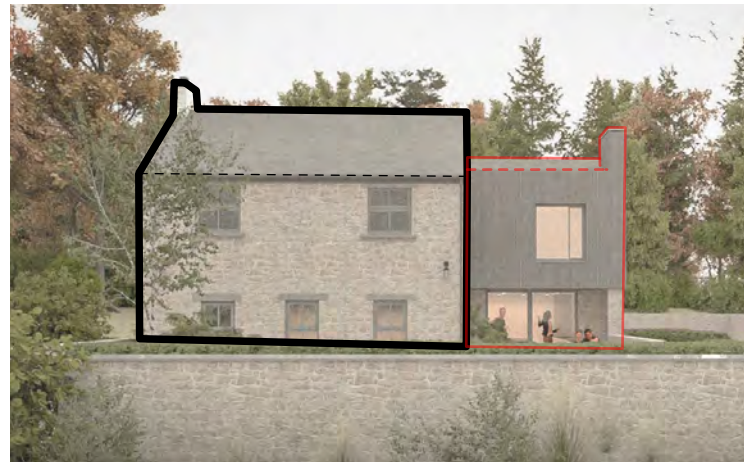
ELEVATION_EXISTING



REMOVE
HEAVY
MASSING

DIAGRAM_EXISTING

ELEVATION_PROPOSED



SUBSERVIENT MASSING

+

CONTRAST BUT COMPLIMENTARY
MATERIALS

+

MAXIMISE CONNECT TO GARDEN

DIAGRAM_PROPOSED

Volume

Extension - The volume of the additional structure is intentionally simple and clean, mimicking the roof line of the existing cottage to allow maximum head height internally. The extension has been deliberately set back from the front elevation to provide a sense of hierarchy against the original cottage. The rear part of the extension is screened from public view by the original cottage. Carefully located windows and rooflights take full advantage of the setting and natural daylight.

Layout

The layout of the extension is deliberately open planned to allow for better connection and flow between the existing spaces (cottage & garage). This arrangement also allows for natural daylight to penetrate deep into the floor plan. Re-locating the stair creates better circulation throughout the house and provides more usable space within the original cottage. The new entrance is emphasised using a set back covered area, which also provides protection against the weather in the colder months. A secondary 'dirty' entrance is connected through the garage to a boot room and WC.

Massing

The massing of the existing single storey lean-to is a very solid, opaque form that provides minimal physical and visual connection with the private garden and landscape beyond. The set back position of the proposal creates a more subservient massing in contrast to the existing. Striking a careful line in material treatment, separates the ground and first floor, reducing the mass of the extension further. Removing the existing render at the front of the cottage creates a visual material link to the stone of the proposal, forming a more cohesive scheme which distinguishes the original from new. (see diagram, left).

External Lighting

External lighting will be contained to downlighters within the canopy of the projecting roofs, illuminating the entrance at the front and external am + pm courtyards.

Waste + Heating

A new, more sustainable, heating system will be considered as part of the site works.

Performance

It is intended that the additions will be constructed following a fabric first approach, with high levels of insulation with airtight detailing.