

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1. This statement has been prepared on behalf of the current occupiers of Heywoods farm, as part of the householder application. This statement provides a brief summary and supporting information as part of the application that involves demolition of an existing single-storey extension and erection of a new two-storey extension.

2.0 SITE & SURROUNDING AREA

- 2.1. The property is located within a rural area which is characterised by individual dwellings and farm buildings interspersed along Mill Lane.
- 2.2. The access to the property is via a road located towards the north west and is accessed off Mill Lane to the north.
- 2.3. The main house [01] is a Grade II listed building and the cottage [03] and the barn [02] located to the north east of the main house are not listed.
- 2.4. The main house evolved over many hundreds of years. A dominant brick gable with a large chimney stack and brick detailing faces the drive.
- 2.5. The main house extends to the south and east from the gable end.
- 2.6. The buildings within the site are located well back from the public road along a drive and are not easily seen from any public vantage points.
- 2.7. The drive leads to large gravel area in front of the house.
- 2.8. The old swimming pool [04] is located to the eastern side of the main house which is to be removed under application 22/02827/LBC.
- 2.9. The new swimming pool [05] was approved under application 22/02827/LBC and is located to the southern end of the barn.
- 2.10. The site is not within a conservation area.

3.0 THE PROPOSAL

The new proposal involves:

- 3.1. The demolition of the existing single-storey extension to the southern end of the main house.
- 3.2. Erection of a new two-storey extension including replacement terrace and planting areas to replace the former swimming pool, hardstanding and footprint of the pool house building.
- 3.3. New landscape works surrounding the new extension.
- 3.4. Minor internal refurbishment works.

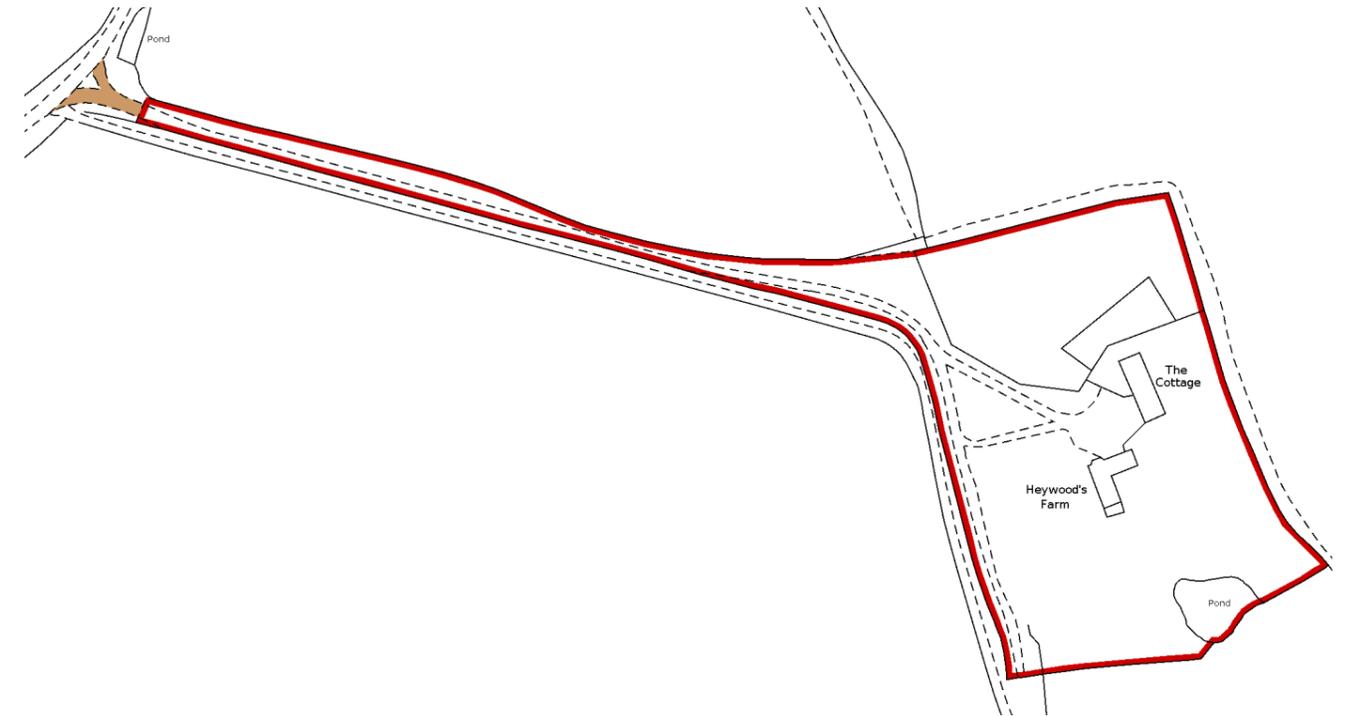


Fig.1: Site plan showing the site boundary outlined in red



Fig.2: Aerial view showing site location and structures on site

4.0 SCHEME DESIGN - INTRODUCTION

The design development considered several factors. First and foremost we were conscious that the new extension should both honour the existing listed building and be demonstrably of the present. Acutely aware of not designing a pastiche, we still saw an excellent opportunity to reflect the form and materiality of the host building. It is this balance between referencing the period whilst still designing as a contemporary response to our client's brief that is described below, addressing, in turn, its form, function, materiality and context.

4.1. FORM - GABLE

The existing 2000s extension spreads westward beyond the gable end. Although a single storey, it is bulky and unsympathetic to the existing building's gable form. Our design sits neatly within the gable and extends no further to the south than the existing extension. [See Fig.3]

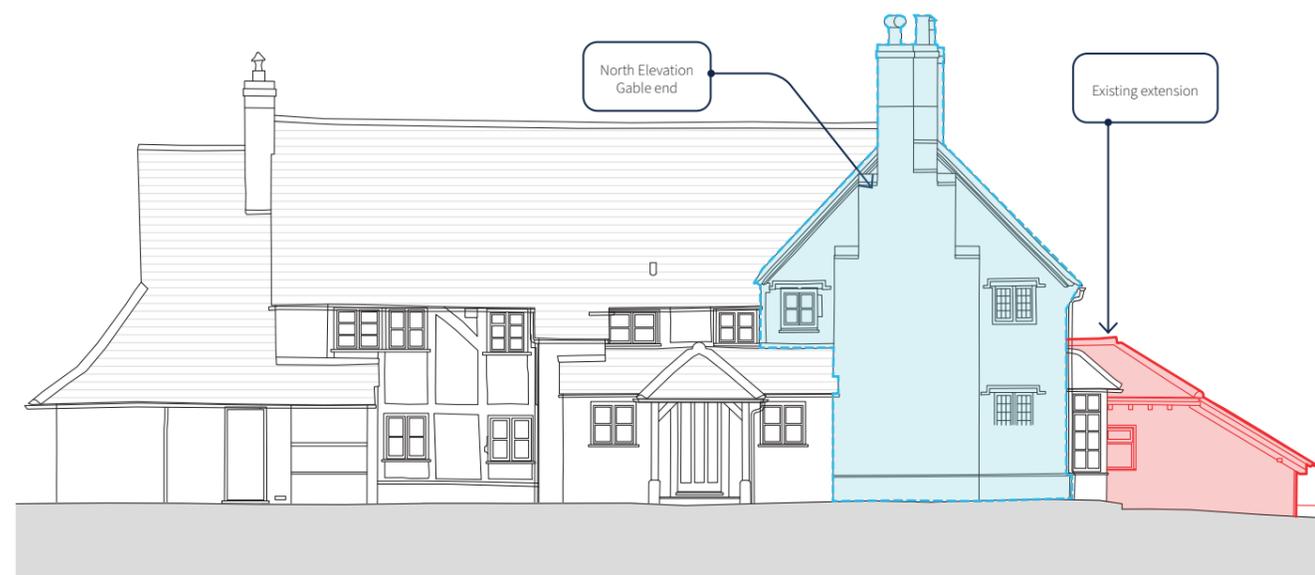


Fig.3: Existing extension oversails the gable westwards

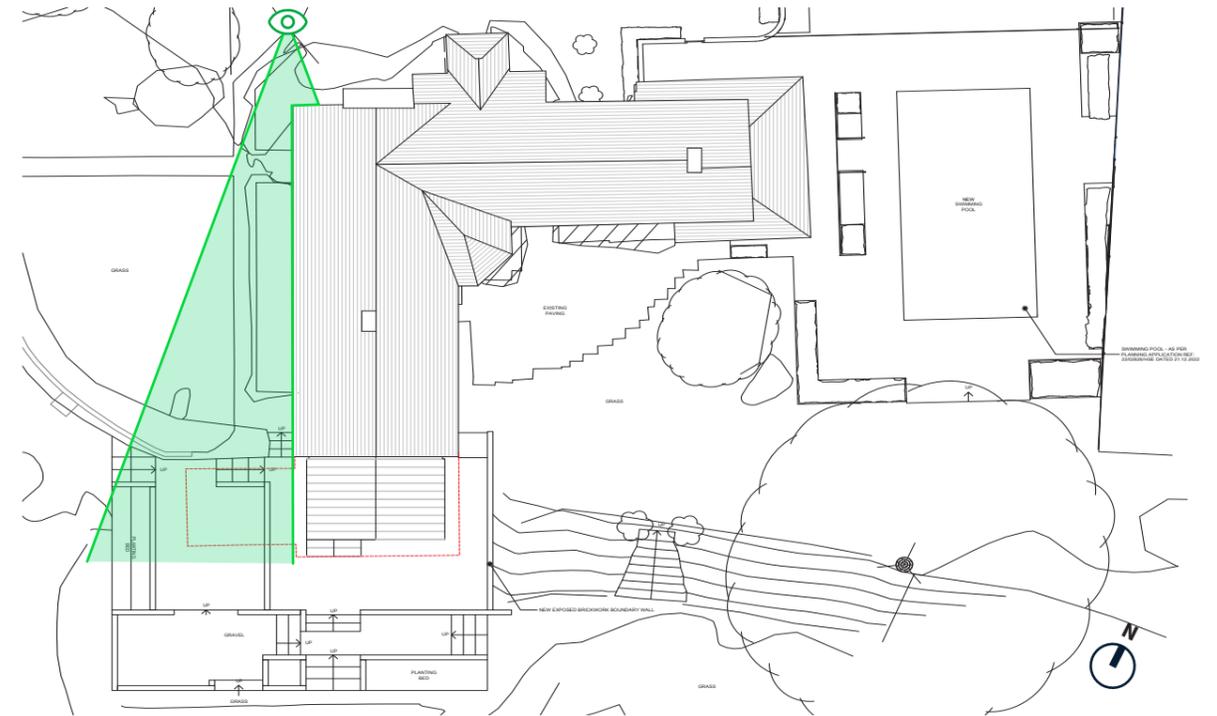


Fig.4: Existing extension oversails westwards beyond the gable. Proposed design sits within the gable and does not extend south beyond the existing extension

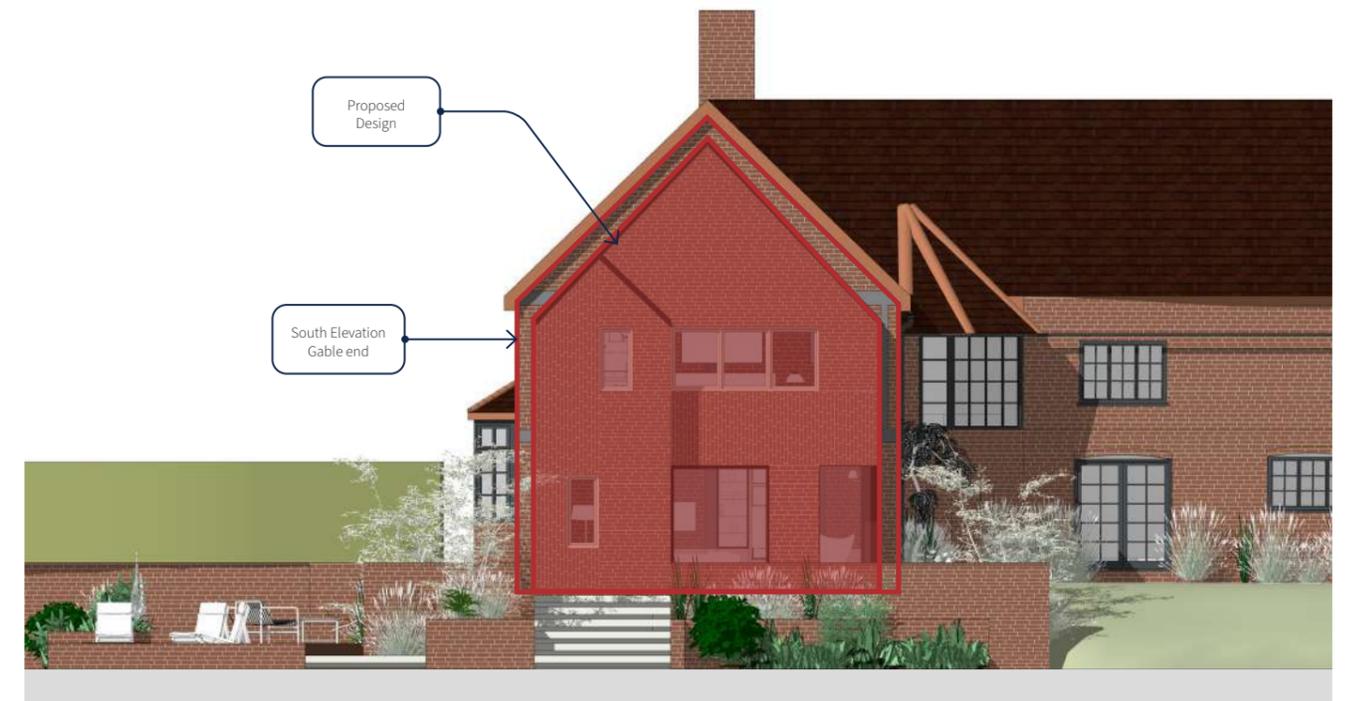


Fig.5: Design proposal sits neatly within the existing gable

4.2. CONNECTION BETWEEN OLD AND NEW

The existing gable's exterior is clad in hung clay tiles and these cover the original brickwork and timber post and beam structure. In removing the plaster from the first floor internal wall we established the extent and composition of the hidden post and beam and extrapolated to make the obvious connections to the already exposed structure on the existing ground floor rear gable wall.

Our proposal removes these exterior hung clay tiles to express the original brickwork and post and beam structure for the whole of the gable wall. We have set back the proposed extension away from the existing gable edge as well as introducing a 'zip' that separates the new from old, sitting the new form even further back from the existing edge of the gable, and in doing so additionally expressing the post and beam on the east and west edges whilst softening the junction between old and new.

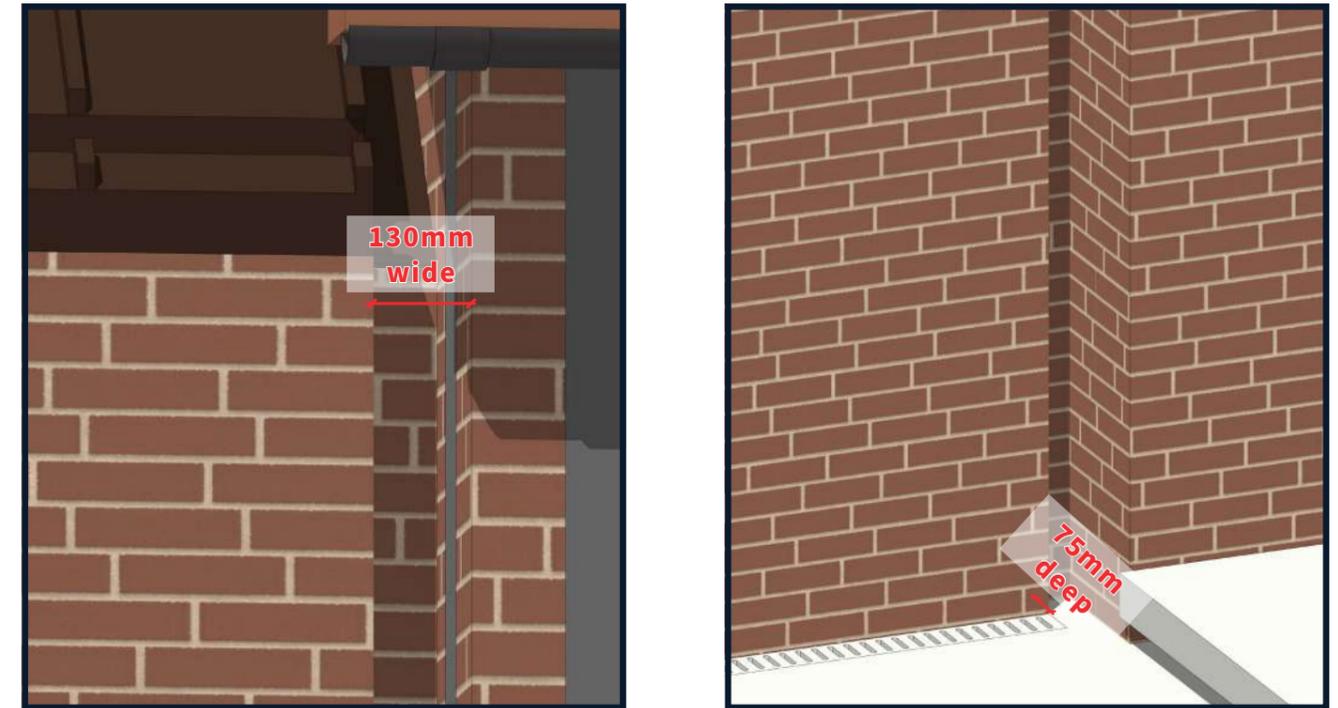


Fig.7: The "Zip" between existing and proposed

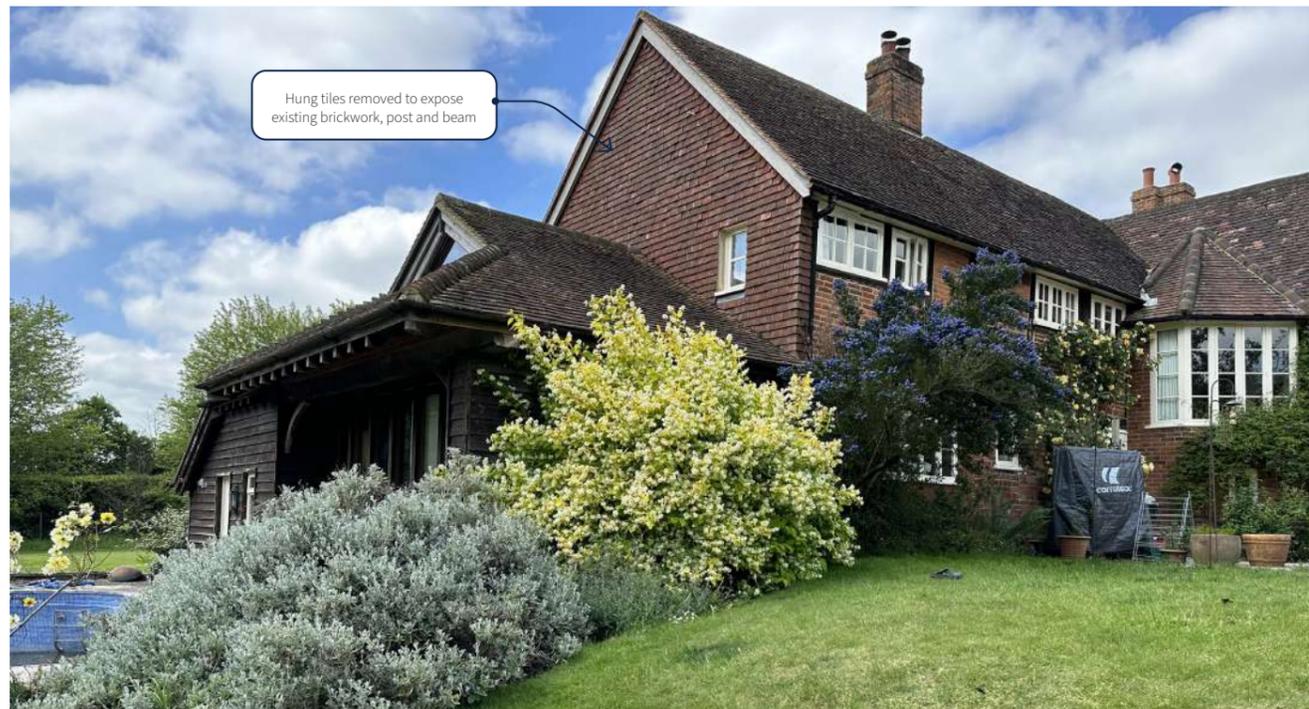


Fig.6: Existing gable end

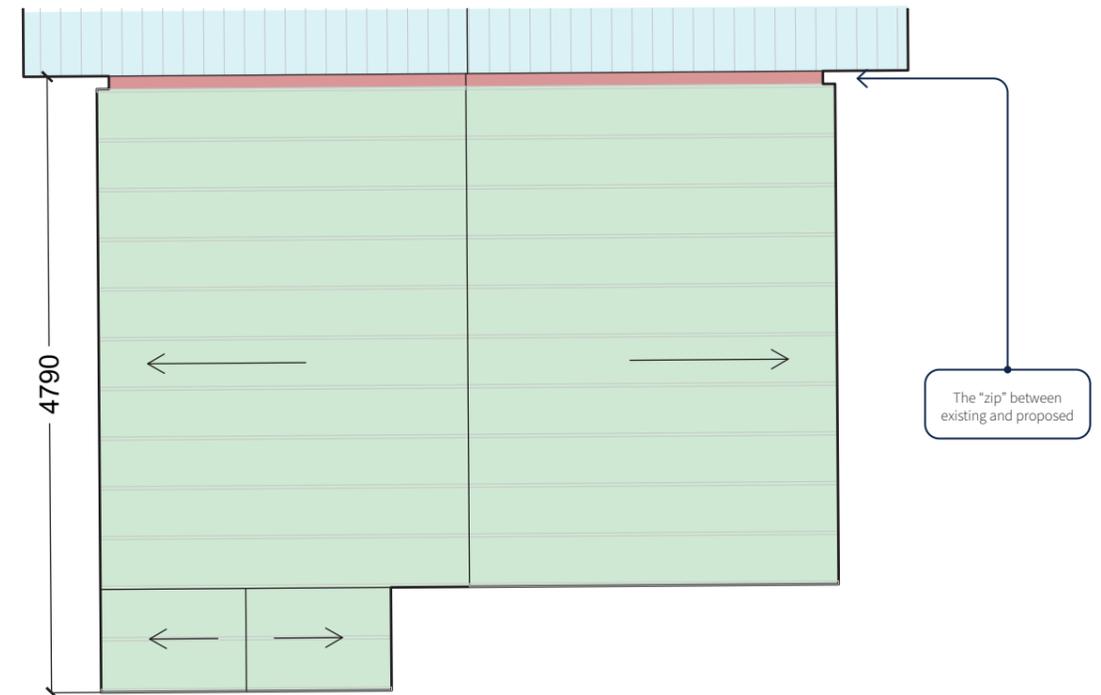


Fig.8: The "Zip" between existing and proposed

4.3. EXISTING GABLE OPENINGS RETAINED

Between two posts on the ground floor post and beam structure is an opening to the reception with a double, partially glazed, door. We have removed these doors but maintained the opening. There are two first floor windows, which appear to be unrelated to the post and beam arrangement, but nevertheless we have kept the easterly opening as an internal window and replaced the westerly opening with a door opening between bedroom and dressing room.



Fig.9: Opening 1 (existing)



Fig.11: Opening 1 (see Fig. 10)

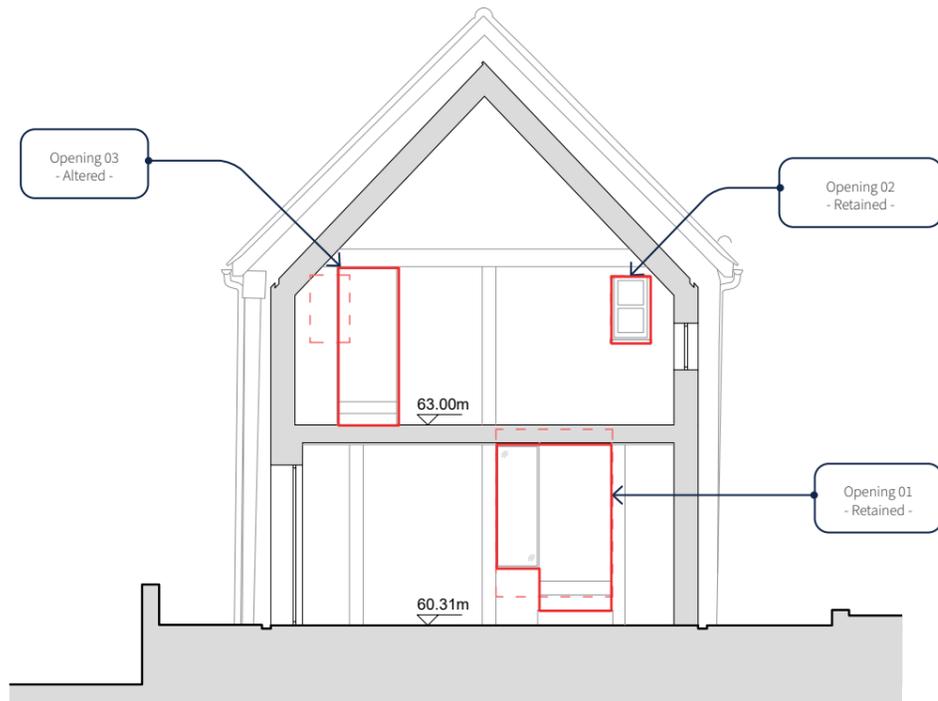


Fig.10: Two existing openings to the gable retained and one altered



Fig.12: Openings 2 & 3 (see Fig. 10)



Fig.14: Internal view of the opening 2 & 3 (see Fig. 10)



Fig.13: Internal view of the opening 2 (see Fig. 10)

4.4. ROOF

The existing building was previously extended to the east with a primary roof ridge sitting below the original building's ridge line before dropping further to a mono pitched wrap-around roof. This stepped roof form is clearly referenced in our design proposal as it follows the natural topography - the roof ridge sits below and is subservient to the existing ridge and then drops again over the small 'outrigger'.

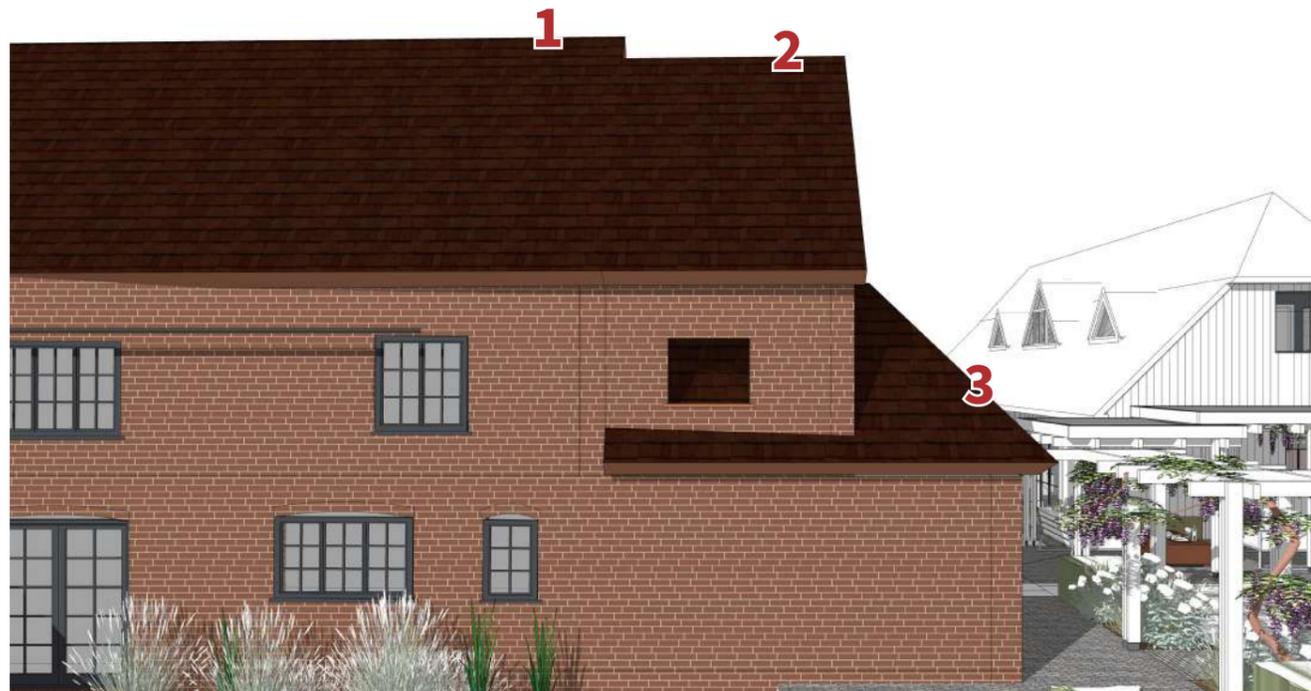


Fig.15: Existing 2019 roof to eastern end of main house



Fig.16: Proposed roof to southern end of main house



Fig.17: Similarity of roof forms

4.5. BREAK FRONTED FORMS

- There are two and clear break fronted existing forms which have been referenced in our proposal: the handsome and original chimney stack on the north elevation sits proudly as a stepped breakfront; and the faceted and turreted 'tower' added sometime in the last century for a new ground to first floor staircase, located and in the corner of the south and east elevation. Our design adds a small outrigger to the south of the proposed gable, referencing these existing forms as well as further relating to the existing 2019 east elevation stepped extension.



Fig.19: Existing 'staircase tower' (see Fig. 21)



Fig.18: Existing chimney stack on north elevation - stepped and break fronted (see Fig. 22)



Fig.20: Proposed outrigger



Fig.21: Existing 'staircase tower'



Fig.22: Existing chimney stack on North Elevation

4.6. WINDOWS AND DOOR OPENINGS

- Windows and door openings of this period that follow a medieval tradition are often asymmetrically arranged to suit the building's specific interior functions rather than any architectural order. The post and beam structure surrounding these arrangements produce characterful rhythms. Our proposal tries to pick up on this by alluding to the asymmetrical and varied window and door openings whilst maintaining a contemporary elevational treatment.

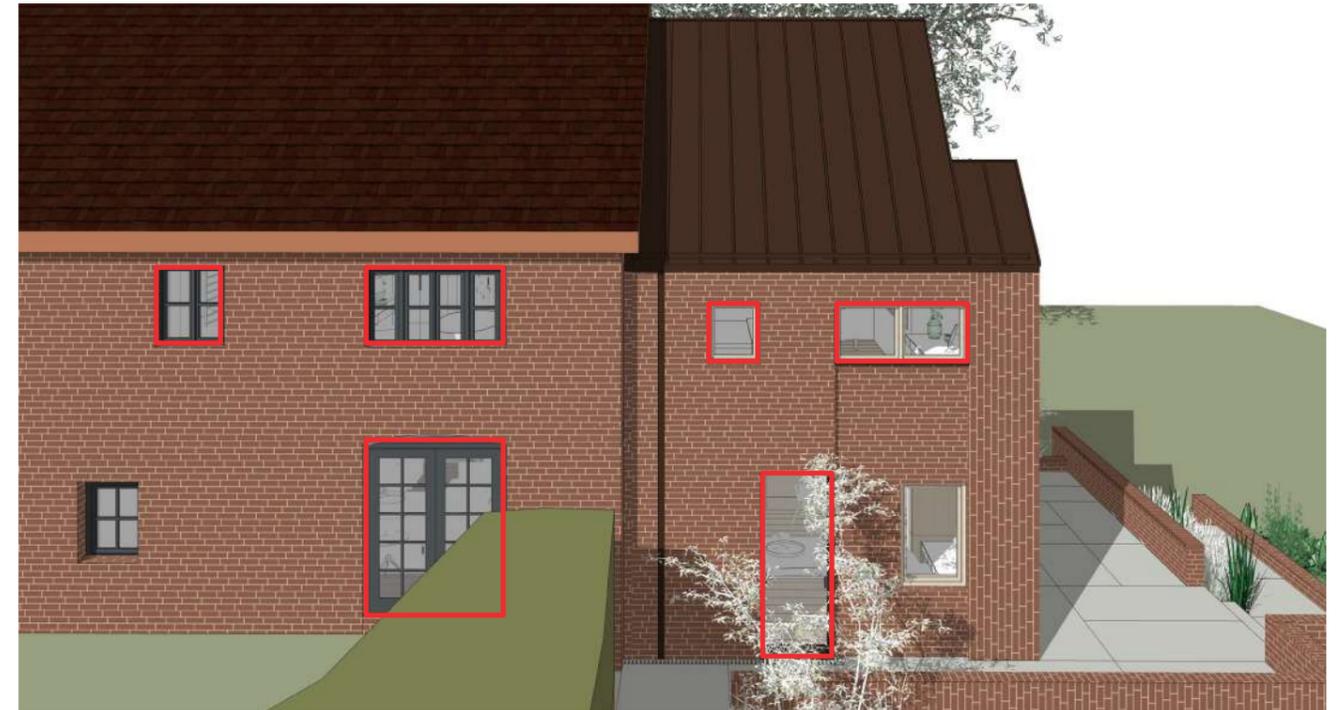


Fig.23: Window and door opening rhythms



Fig.24: Window and door opening rhythms

4.7. BRICKWORK ARRANGEMENT

- The existing west elevation has a striking post and beam with brick infill arrangement. The brick is predominantly a Berkshire Red type of various colours and sizes - its variety even more apparent with the patchwork of historical repairs. These existing various brick infills have been referenced in our proposal with subtle 'panels' with a two-orientation brick bond to reflect the proposed extension's form and composition.



Fig.25: Existing post and beam with brick infill



Fig.26: Brick 'panels' proposed to reference the existing post and beam brick infills

4.8. FUNCTION

- A combination of the natural topography and the existing 'sunroom's' overhanging eaves reduces light from the south and limits the sight lines to the landscape beyond. Our proposal enjoys uninterrupted south and westerly views through a pivot door and a glass-on-glass corner window. The small outrigger form is a space for a desk leaving the remaining generous area to sit, read and relax whilst maintaining access through the west door towards a sunken gravel garden and the east to connect to the kitchen terrace and lawn. The existing sunroom overlooked a swimming pool that has now been infilled and covered. This is where we are locating a primary terrace that wraps around our proposed extension providing ample space for external dining whilst accessing, via a series of steps, the existing garden to the south and gravel garden to the west. Our client does not use the existing sunroom given its limitations but will now extensively use the new space given its improved function.
- The existing two small windows on the first floor gable end sit either side of a double bed that faces away from the gable with little visual connection to the southern landscape. Our design addressed the relatively small master bedroom with minimal wardrobe space and by allocating a bedroom with a bed looking out through a new south-facing window, we freed up what was previously the master bedroom for a new dressing room. Via internal windows and the placement of new openings we will achieve some very pleasant views and will significantly increase the amount of light and cross light and in doing so will greatly improve the function of this master bedroom.

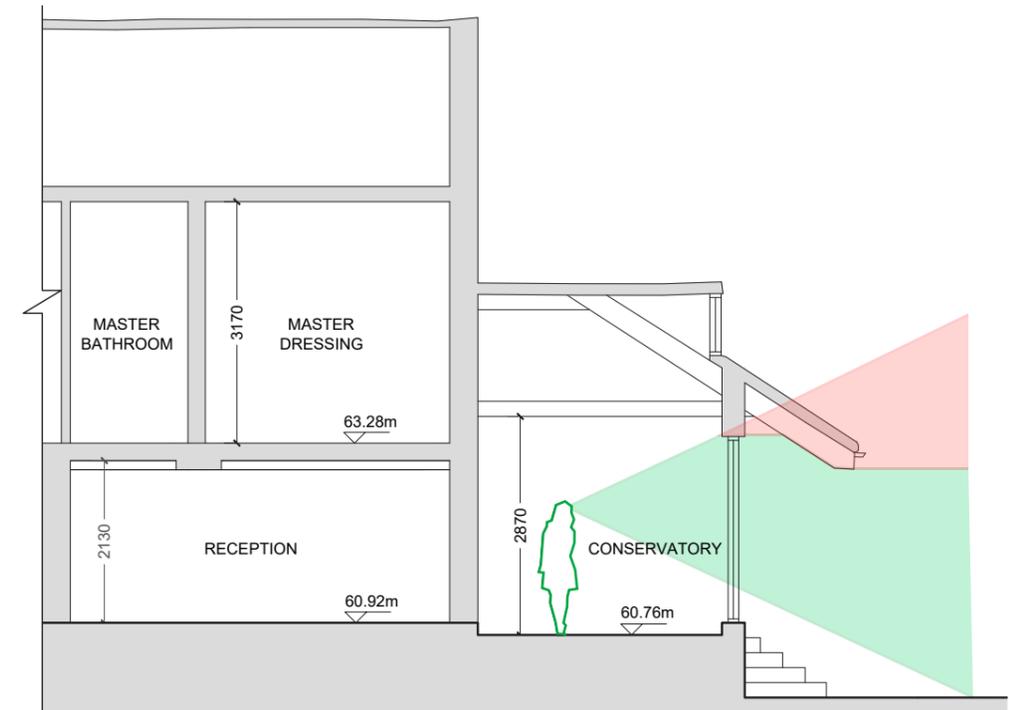


Fig.27: Section drawing - limited overlooking over the landscape in the existing extension

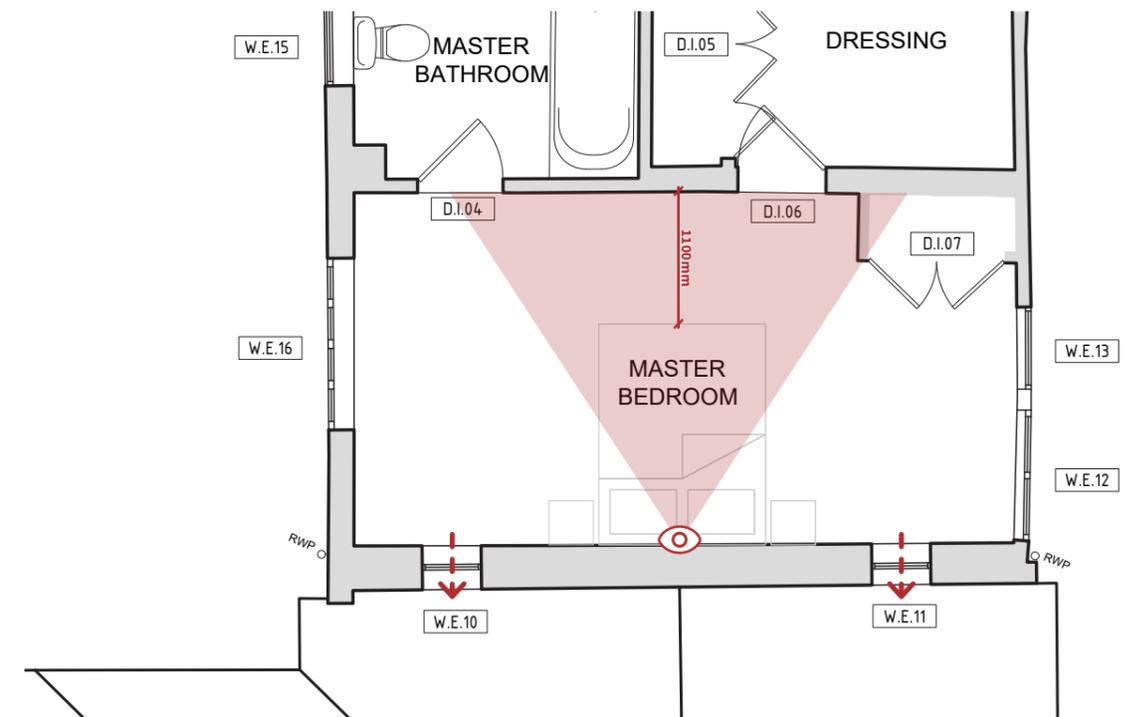


Fig.28: First floor bedroom - limited overlooking over the landscape in the existing layout

4.9. MATERIALITY

- We have sought a certain balance throughout the design development. We are keen to achieve on first appearance a sense that the general form and colouration of our proposed materials are similar enough to the host building and do not jar but perhaps after a brief moment it becomes clear the extension's materials and their treatment are very much 'of the present'.

4.10. BRICK

- The existing building is a mixture of Berkshire Red of different ages and sizes. With great care and attention we have found a facing brick that complements the existing variety. Arranged in subtle panels with two orientations of brick bond, we have reflected the existing building's post and beam infill brick 'panels'.

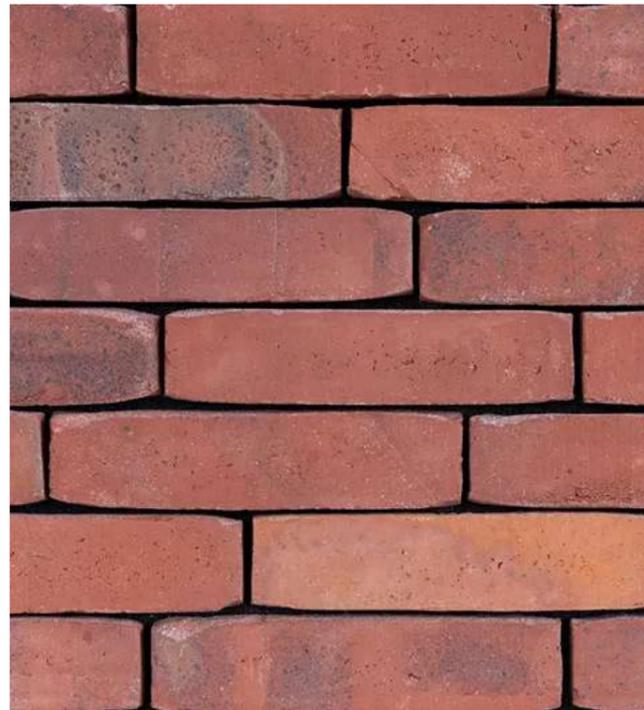


Fig.29: Brick survey pictures offering up a suggested brick against a variety of existing bricks from multiple elevations

4.11. ROOF

- The bronze standing seam roof will age beautifully and patinate to marry well with the existing building's clay tile roof and will complement both the existing and new facing brick bond.

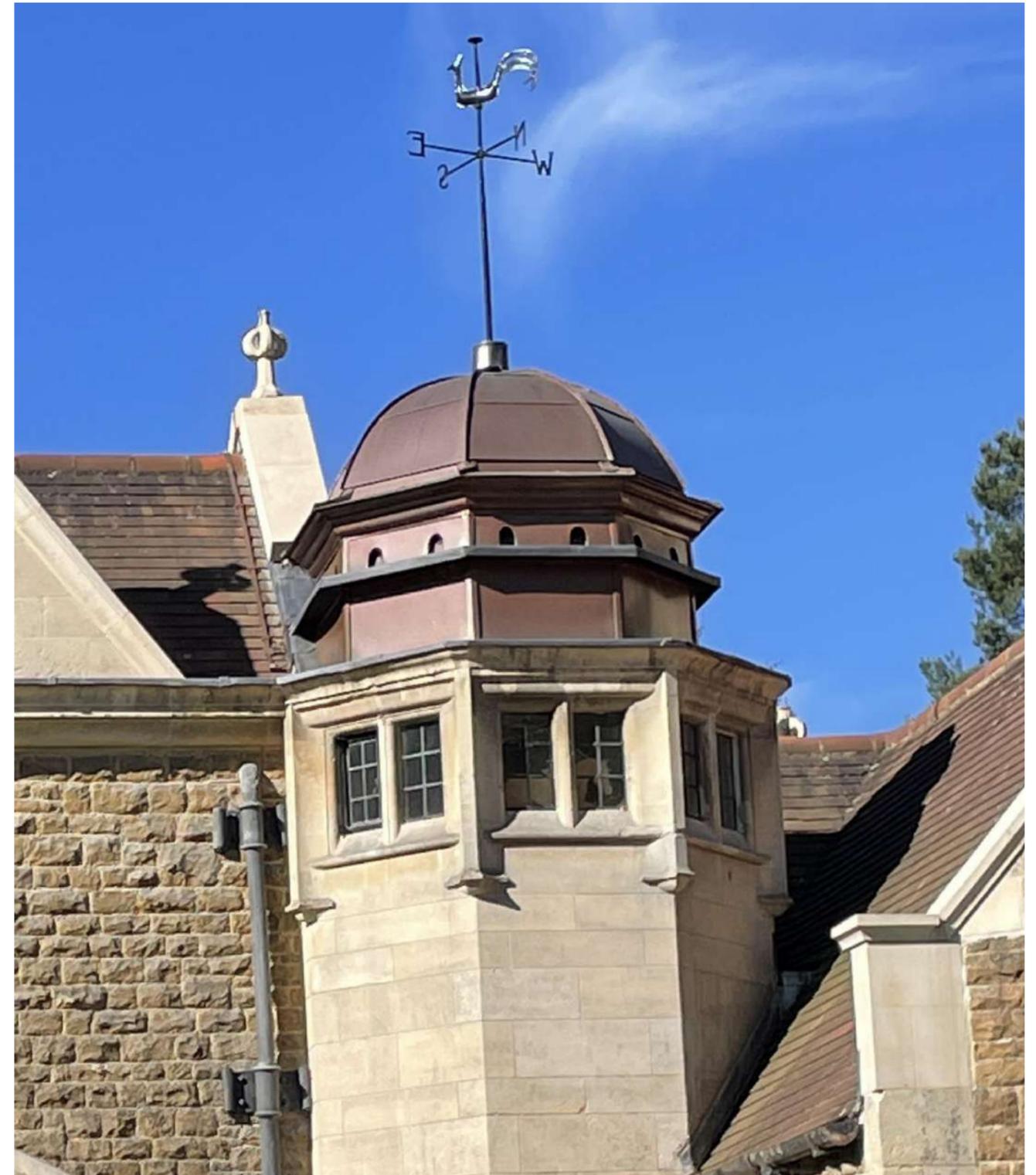


Fig.30: Examples of the bronze standing seam roof against a period building

4.12. WINDOWS AND DOORS

- The existing building's oak post and beam has obviously aged over time. We will specify air dried untreated oak case-ment windows and frames that will age and go grey to match the existing within a few years, whilst the 3 doors and their reveals will be a sprayed metal to match the colour of an aged bronze roof.
- The existing windows on the main house will be retained and the timber frames will be painted - RAL 7021.



Fig.33: Ground Floor window - Interior view

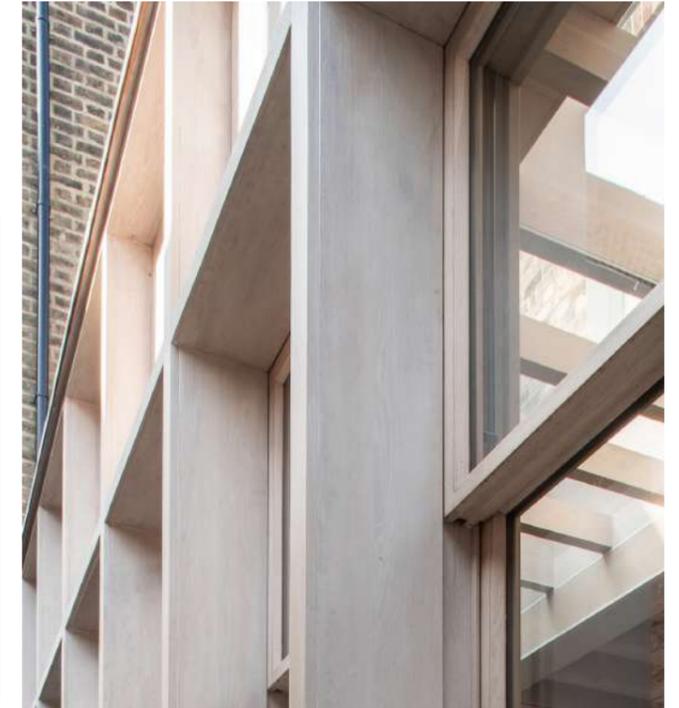


Fig.34: Untreated dried Oak frame and Windows

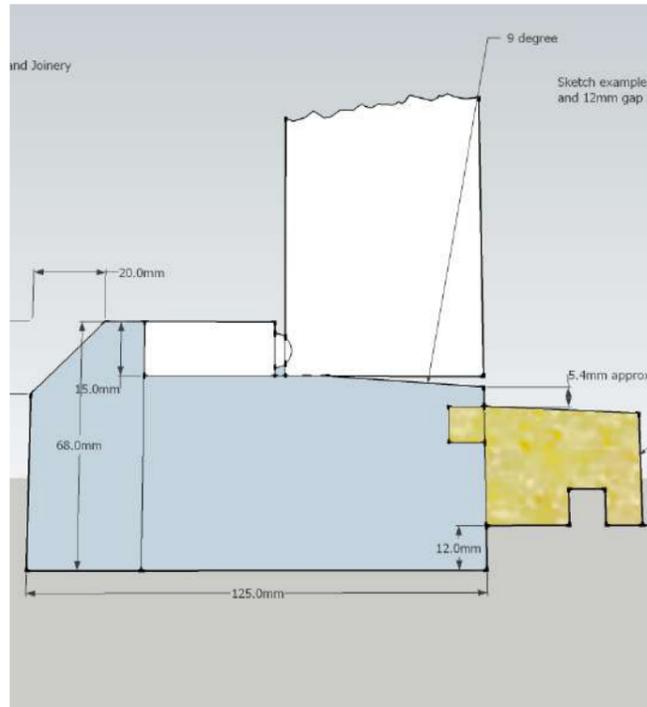


Fig.31: Casement window detail



Fig.32: Ground Floor window - Exterior view



Fig.35: Ground Floor window - Exterior view

5.0 LANDSCAPE MATERIALS

5.1. The same red facing brick for the proposed extension will be used for the garden terrace walls, whilst we are suggesting large and pale stone slabs for the terrace to complement the new and old brick as well as the flagstone located outside the existing kitchen terrace. The gravel garden will be pale warm-grey small aggregate bordered by corten, amongst a beautifully considered planting scheme..

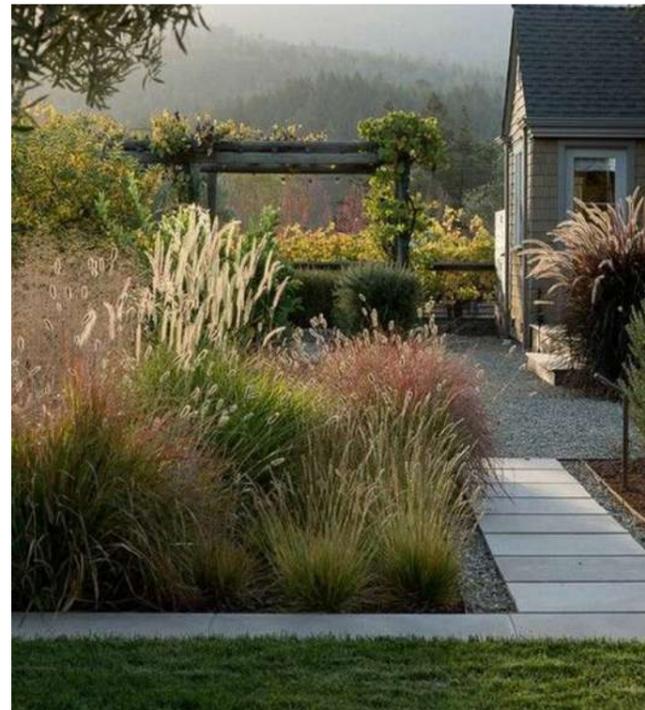
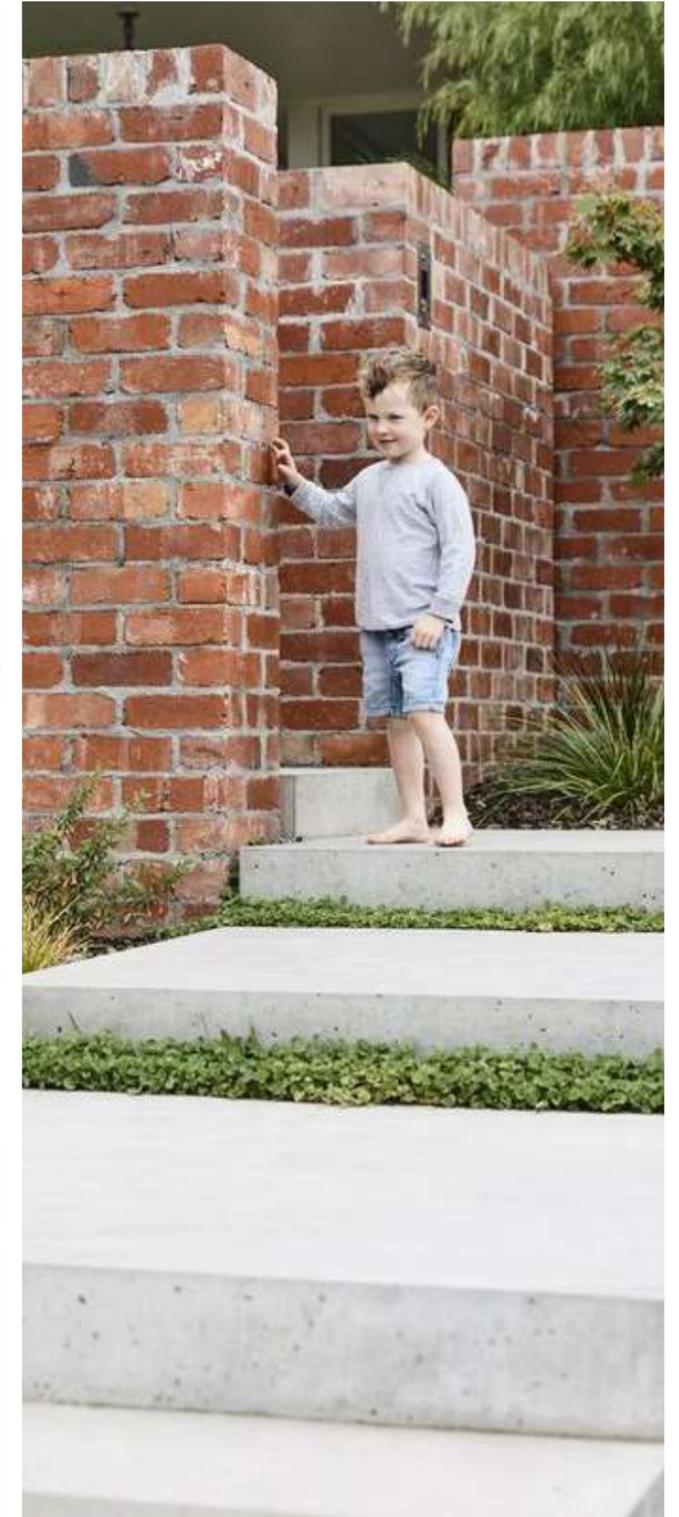


Fig.36: Landscaping precedents

6.0 INTERIOR MATERIALS

- 6.1. Whilst we appreciate the interiors's materials are not a prerequisite to this application, we would like to explain our intent and demonstrate the design approach from the point of a 'single author' that has holistically considered the exterior, interior and landscape as we try to honour the existing period and listed building in a countryside setting.
- 6.2. The ceiling is an asymmetrical arrangement of oak beams which junction at the walls with posts that align with the window frames. This alludes to the principal of functional requirements (locations of windows and doors for appropriate access, evident on the existing exterior) leading the form. Floor-to-ceiling oak panelling infill these window posts-cum-frames except on the existing gable wall where 'dado-height' panelling covers the new brickwork that will be required when lowering the building.



Fig.37: Asymmetrical ceiling arrangement of oak beams that junction with oak posts which align with the window frames



Fig.38: Oak beams line up with oak window frame posts to create oak infill panels



Fig.39: Oak beams line up with oak window frame posts to create oak infill panels

7.0 CONTEXT

- 7.1. The existing sunroom extension transitions to the landscape rather abruptly via 5 steep steps to the pool whereas the existing topography is actually a gentle slope. We have softened this transition in our proposal with a series of stepped terraces flanked by numerous planters to soften and blur the boundary between terrace and garden. So whereas there are still distinct levels (which could be seen as further emphasizing the descending roof and building forms mentioned above), the serpentine routes between terraces and the generous planting follows the natural topography and reduces abruptness (see fig 40 and 41).



Fig.40 A: Photograph of the existing building



Fig.40 B: Photograph of the existing building

8.0 PROPOSED SCHEME IMAGES

- 8.1. The following images demonstrate how the proposed extension responds to the existing listed building whilst providing a contemporary and discernible addition to the house. The extension reflects key features that acknowledge the form and materiality of the host building and whilst remaining subservient, it celebrates the heritage significance of the listed building.



Fig.41 A: CGI View 01



Fig.41 B: CGI View 02

9.0 APPEARANCE

9.1. External finishes have been given careful consideration and the proposal specifies materials that are in keeping with the character of the host building and surrounding areas. Please refer to the 'Materiality' section within the Scheme design for a detailed explanation regarding the proposed materials.

10.0 USE

10.1. The main house is a single dwelling house and there are no changes to the existing 'use'.

11.0 LANDSCAPE

11.1. The former pool area will be transformed into a tiered landscape, providing a foreground to the new extension that is harmonious with the surrounding rural context.

12.0 LAYOUT & SCALE

12.1. The extension is set back from the existing structure, with both walls and roof stepping down to maintain the building's hierarchy and heritage integrity.

12.2. The existing extension's footprint is 36.41 sqm whilst the proposed extension's footprint is 24.79 sqm.

12.3. The existing extension's volume is 147.06 m3 whilst the proposed extension's volume is 146.35 m3.

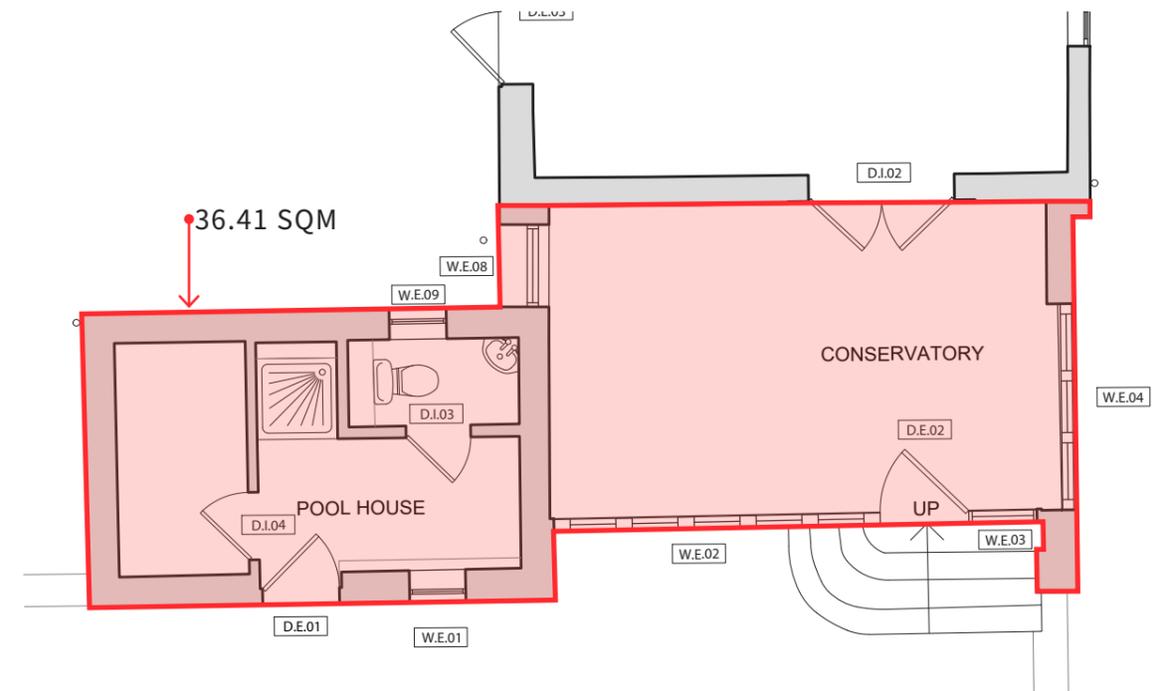


Fig.42: Existing extension ground floor footprint (36.41 sqm)

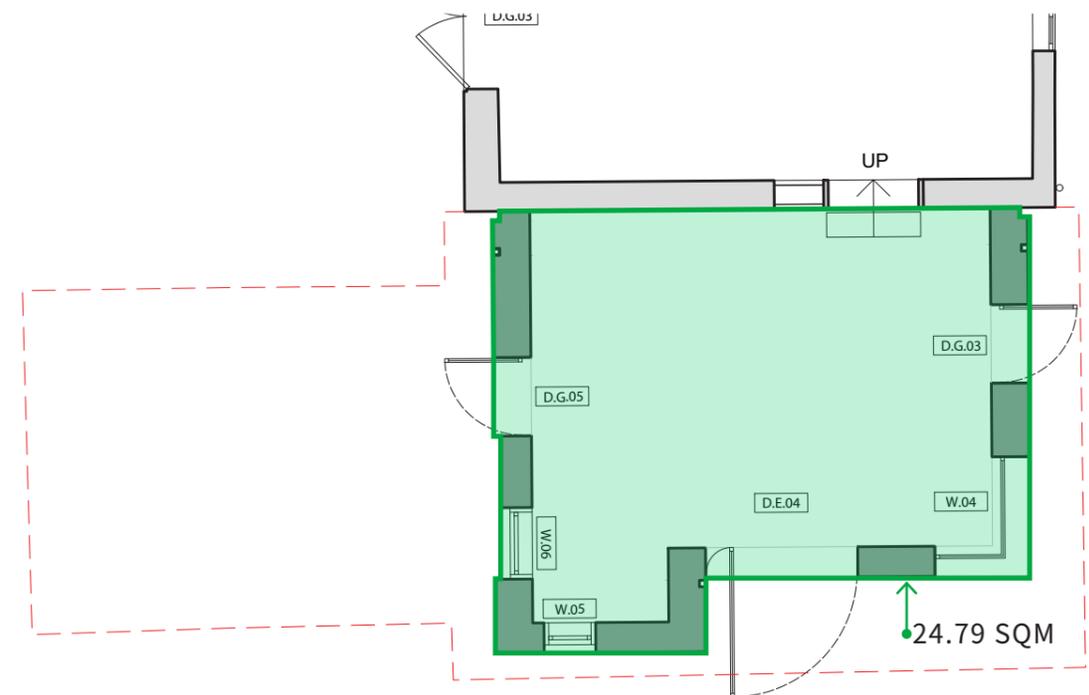


Fig.43: Proposed extension ground floor footprint (24.79 sqm)

13.0 ACCESS

13.1. Access to the host building remains unchanged. New openings will create access routes to the landscaped areas from the new extension.

14.0 PLANNING HISTORY

The property itself has been the subject of various planning and listed building applications for amendments and extensions.

This includes consents in 1988 for the provision of a swimming pool and ancillary structures, 1998 consent for internal alterations to the first floor and consent in 2000 for new conservatory and alterations to the pool changing room to the southern end of the house. The proposal includes the demolition of these later additions to the property.

Listed building consent was granted in 2007 for the installation of the tile hanging to the south gable, which is also proposed to be reversed under this application. Consent was secured in 2010 for erection of an extension to the north west of the house following demolition of an existing single storey element, together with replacement windows and alterations to existing windows.

Planning and listed building consents were granted in 2022 for the relocation of the swimming pool to be sited to the east of the property and associated landscaping works.

15.0 BAT MITIGATION PLAN

The owners have approached Plan ecology limited to survey the application property and produce a bat survey report. The bat mitigation plan has been covered within the bat survey report produced by Plan ecology ltd.

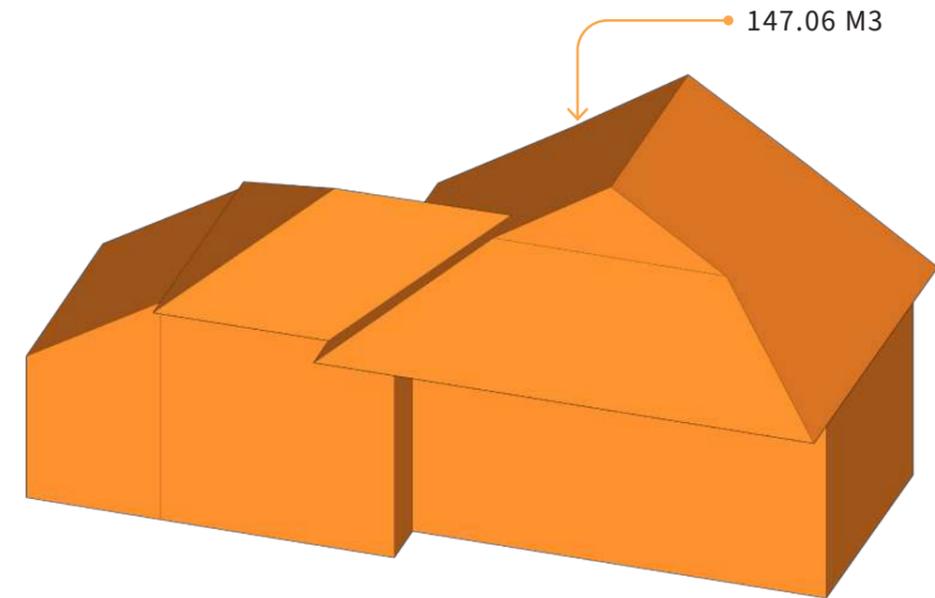


Fig.44: Existing extension volume (147.06 m3)

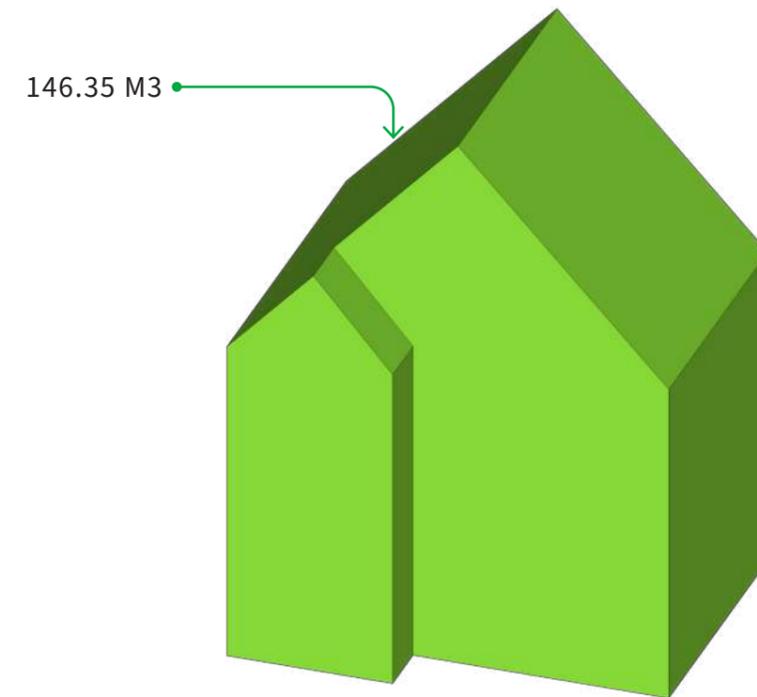


Fig.45: Proposed extension volume (146.35 m3)

16.0 CONCLUSION

- 16.1. The proposed double-storey extension represents a thoughtful and considerate evolution of the historic Grade II listed property. It is a design that both acknowledges the past and embraces the future, articulated through a blend of traditional forms and contemporary expressions. The conclusion of this Design and Access Statement emphasizes the following key points:
- 16.2. By carefully considering the site's historical context, the design ensures that the new extension contributes positively to the existing architectural narrative.
- 16.3. The proposed extension is designed to respect the existing structure's scale, materiality, and character. It is a subservient addition that complements without competing with the listed building.
- 16.4. The project proposal is driven by a desire to enhance the quality of living within the dwelling, providing modern amenities and additional space that align with the functional requirements of the residents.
- 16.5. The tiered landscaping strategy is envisioned to provide a serene and engaging outdoor environment, promoting a connection with nature and offering a setting for family and social gatherings.
- 16.6. The meticulous selection of materials, particularly the modern facing bricks, is informed by a detailed analysis of the existing building's fabric, ensuring a cohesive appearance.
- 16.7. The new access routes from the extension to the garden are designed for ease of movement, enhancing the user experience and ensuring inclusivity.
- 16.8. In summary, the proposed design encapsulates a forward-thinking approach that is deeply rooted in respect for the site's heritage. It is a proposal that upholds the principles of good design, making a positive contribution to the local rural context and enriching the architectural landscape.