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Design & Access Statement for the application for the removal of existing pebbledash and replacement by insulated render at Old Farm, Ivy Lane Great Brickhill MK17 9AH.

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Introduction

Old Farm is a period property which has been adapted into a modern house with existing outbuildings converted into an annex approximately 20 years ago. The property sits on a large domestic curtilage (edged red on block plan) of 0.614 ha and the adjoining 5.18 ha of pasture land (edged blue on block plan) is within the same ownership. The applicants are updating and amending the property to improve the fabric of the building and the services within. The property is not listed but is in the conservation area.

The Proposals

The proposal in this application is to remove the existing pebbledash render from the external walls and fix insulating material and re-render using a smooth render with a brushed finish. The existing colour of the pebbledash is a buttermilk off white. The proposed colour is an off white (RAL 9010).

The existing external walls are solid brick with no cavity. The house programme of replacing all the existing windows with planning approval where required or with like for like as appropriate.

Planning permission has already been granted for the rebuilding of the chimneys and alterations to the annex block which included the addition of external insulation and render under application 22/01436/APP. This part of the work has not yet been carried out. The rebuilding of the chimney stacks has been completed.

The replacement of some existing upvc windows was approved under 23/02614/APP together with other window amendments and this work will be undertaken this spring and incorporate the proposed external insulation and render work

Access

The existing vehicular entrance from Ivy Lane will remain as existing. The existing gravel courtyard will remain.

Part M requirements do not apply to this application.

Michael Dolan
Architect