

DESIGN AND ACCESS STATEMENT

GROUND FLOOR EXTENSION | 4 HARBRIDGE COURT, SOMERLEY



RIBA Work stages: 2-3
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1.0 APPRAISAL – SITE & CONTEXT

1.1 INTRODUCTION

This design and access statement has been prepared in support of a Planning Application for a ground floor extension to the existing open carport, to contain ground floor living-dining space and minor internal alterations to the existing. The ground floor extension is to act as a sympathetic 'infill' to two out of 3 carport bays. The existing house is a detached two-storey dwellinghouse with a single-storey lean-to located at no4 Harbridge Court, Somerley, Ringwood, BH24 3QG.

The planning application is for a high-quality extension to provide additional accommodation which will allow the clients to relocate their existing living room area from the current first floor to the ground floor, and be allocated within a proximity of the existing kitchen. Subsequently, this solution would provide a more open plan living space and would focus on the ground floor daytime activities, whereas the first floor is dedicated wholly to bedrooms and wet areas.

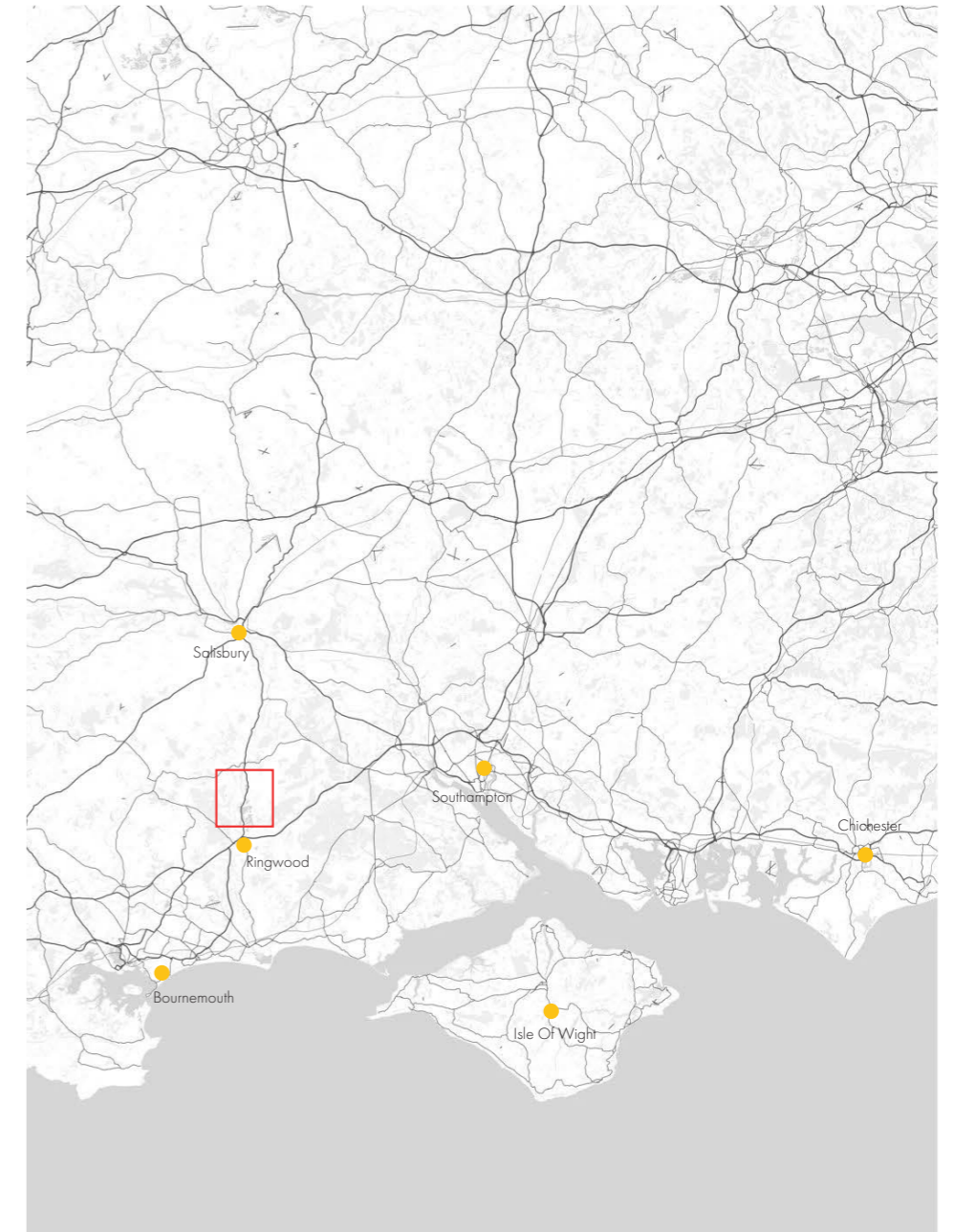
The design principles were to create an accessible additional accommodation with an existing footprint of the building and to consider future demands for sustainable delivery and energy-efficient extended habitable space. The proposal provides a more practical solution for the family and takes further opportunity to improve on the current energy efficiency of the property whilst avoiding detrimental visual impact on the external appearance of the building and the wider context - an attractive landscaped garden and other buildings within the Harbridge Court including ones that are Listed.

This Design and Access Statement presents a response to our client's brief and a thorough understanding of the opportunities and constraints of the immediate site and the wider context. Our design proposes a sensitive and considered response to views, access, landscape, materiality, functionality and energy efficiency.

The proposal responds to these factors along with local and regional planning guidance. Site visits have been conducted to fully understand the specifics of scale, topography, context, and local environment. We have undertaken studies and collaborated with various consultants which has directly informed the design process, and their content has been integrated into the proposal.

Consultants involved:

Planning Consultant
Heritage Consultant



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Fig. 1
Harbridge is a small village and former civil parish, in the New Forest district, in the county of Hampshire, England. It is located 4km north of Ringwood and a similar distance south of Fordingbridge, in southwest, with 53.76 km² area and population of 1,166 (2021 Census)

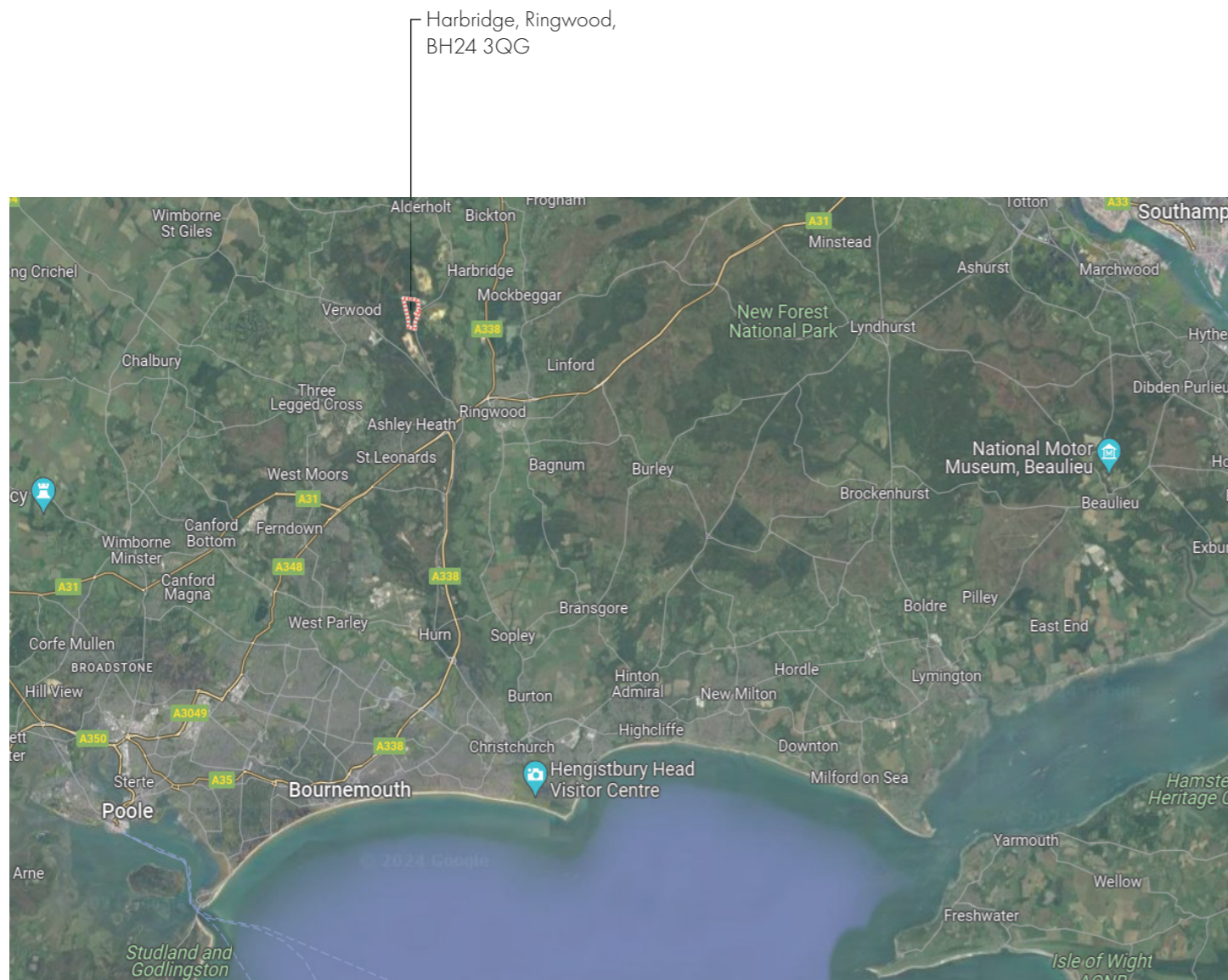


Fig. 2
Location in relation to the coast and surrounding towns and villages



Fig. 3
Location in relation to its neighbourhood

1.2 CHARACTERISTICS OF SURROUNDING AREA

Harbridge Court in Somerley is in the South East region of England. The postcode is within the Ringwood North & Ellingham ward/electoral division, which is in the constituency of New Forest West. The Local Planning Authority is the New Forest District Council. The application site is not located in a designated Conservation Area.

The site lies on the edge of The New Forest National Park. The close-by historic Somerley Estate with its plethora of footpaths and bridleways is an ideal countryside environment for walkers, riders and cyclists. Somerley Park Golf Club is located within the area as well as facilities for game and coarse fishing and amenities at the market towns of Ringwood and Fordingbridge.

The site is accessible via A31 off the M27 spanning across Southampton in the east and Bournemouth in the west, both with their regional airports and mainline railway stations. The cathedral cities of Salisbury and Winchester are accessible within a 20-mile drive as well as the coast.

The site research shows that there are two listed buildings. The listed buildings date from 1780, making the majority of the site 243 years old. Forming part of what was originally an eighteenth-century model farm designed by the reputable neo-classical architect Samuel Wyatt, Harbridge Court was converted into nine residential dwellings in the late 1990s, each one individually styled and discretely positioned from its neighbours. This is also the case with the former 'Granary' building.

Further research shows that the 'Granary' itself has not been listed. Below are references of two listings at the site - the Farmhouse, now 4 dwellings, and a Barn (see fig.5):

- Listing NGR: SU1679209146: Grade II Listed, SU 10 NW ELLINGHAM, HARBRIDGE & IBSLEY ALDERHOLT ROAD Somerley Park Estate 4/ 13 Nos 1 to 4 (consec) Nea Farm Flats
- Listing NGR: SU1679209146: Grade II Listed, SU 10 NW ELLINGHAM, HARBRIDGE & IBSLEY ALDERHOLT ROAD Somerley Park Estate 4/ 12 Barn 20m west of Nea Farm Flats

For further details please see the Heritage Statement prepared by the appointed Heritage Consultant.

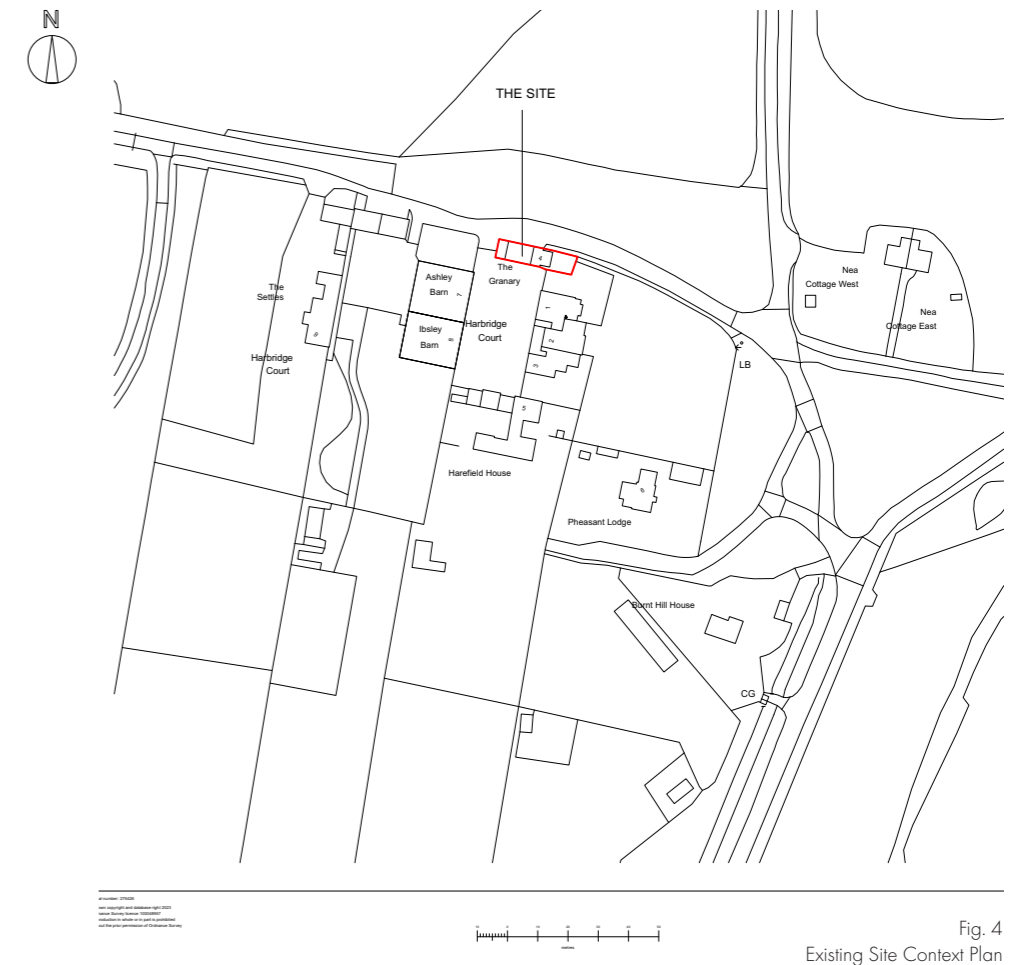


Fig. 4
Existing Site Context Plan

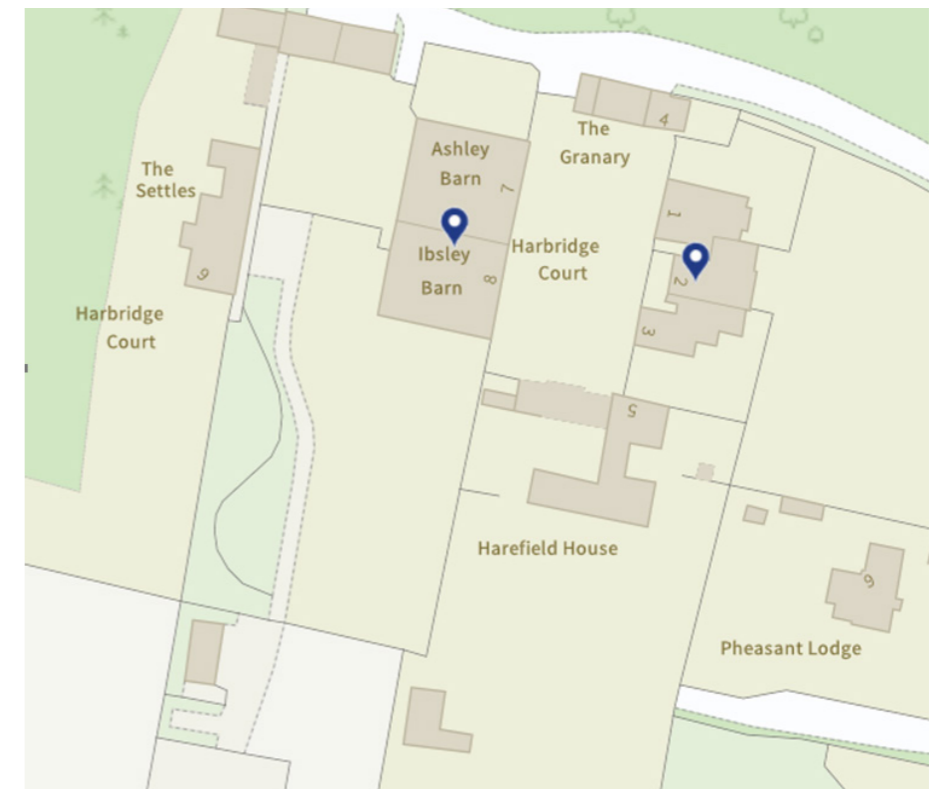
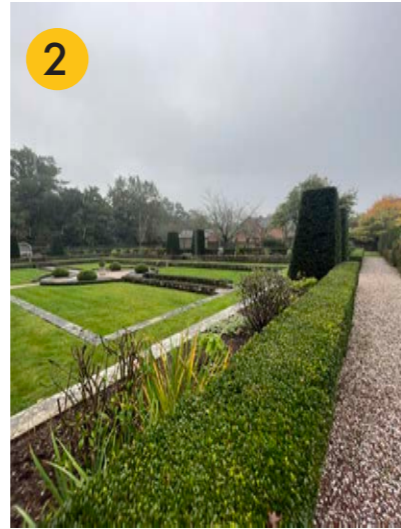


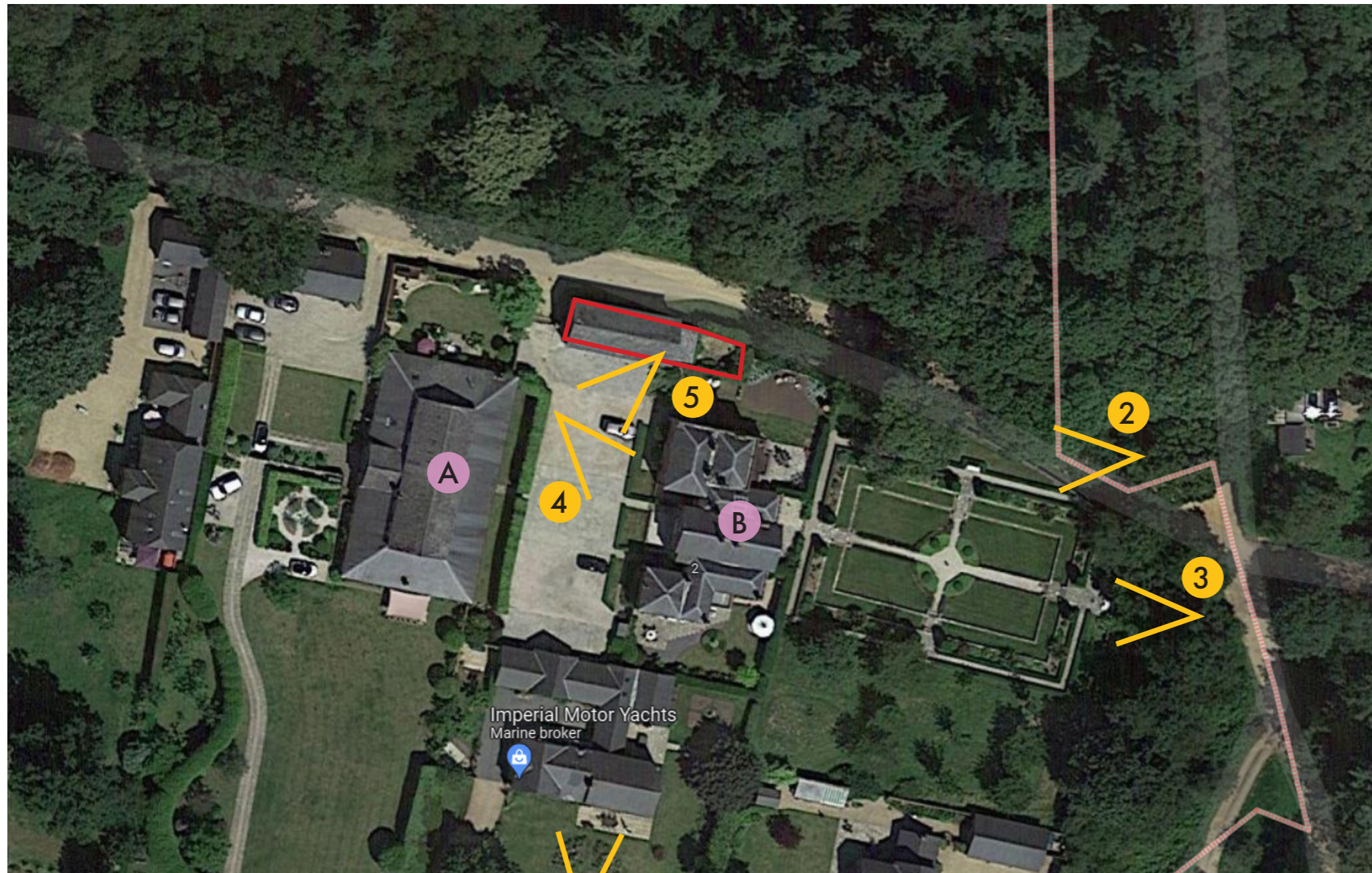
Fig. 5
Listed building map

EXISTING CONTEXT | SURROUNDING BUILDINGS



A:
listed building context:
 grade II listed Farmhouse, now 4 dwellings. 1780 by S Wyatt

B:
listed building context:
 grade II listed Barn. 1780 by S Wyatt



initial observations

=

typically external materials are traditional red brick, slate tiles and black stained timber cladding

+

rural & low dense environment/ detached farm buildings converted into residential use surrounding the courtyard

+

listed buildings designed by renowned architect Samuel Wyatt. Assumed with 'the granary' building being not listed

+

typical S Wyatt design model farm buildings with simplified neoclassical style country house and landscaping

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1.3 OVERVIEW OF EXISTING SITE & DWELLING

The Granary, 4, Harbridge Court is a 2-bedroom freehold detached house that benefits from a private easterly aspect garden together with direct access onto the Harbridge Court courtyard dedicated to parking and Harbridge Court's walled sunken garden which is owned by the residents of the development and creates a tranquil setting. No 4 sits along and to the south off the access road acting as a private, residents' drive leading up to their properties within the estate.

Externally 'the granary' building is faced with brickwork to ground floor and west and east gables with black stained timber weather boarding to the upper floor to its north and south elevations. To the north elevation the centrally located ground floor parking area is open and structurally subdivided with timber posts supporting the upper floor to create evenly spaced three bays, with hardstanding to floor surfacing. With three central bays open, and enclosed 'solid' bays either side. This was likely to be the original layout - for further details please see the Heritage Statement prepared by the appointed Heritage Consultant. The existing building has a pitched slate tiled roof. All doors and window frames are black stained timber finish to match the cladding single glazed units.

The past planning applications approvals illustrate changes to the existing building included in the planning approved change of use and conversion into the flats. There is a more 'contemporary' additions of a single storey extension with lean-to roof in the east, blocked up first floor window opening with a timber panels in the south, and bricked up opening on the west elevation at first floor level, previously served an external staircase to the upper floor. There are two bullseye windows to the apex of the east and west elevations, which appear to be original openings - for further details please see the Heritage Statement prepared by the appointed Heritage Consultant.

The proposal is of a sympathetic design which is infilling two out of three open carport bays and sits within the existing envelope of the building. It sits well set back therefore recessed from the face of the building which causes no harm to neighbouring amenities. It respects and sympathetically complements the landscape character which is driven by responding to our client brief and a thorough understanding of the opportunities and constraints of the immediate site and context.

The proposed design will respond to the site with regards to:

- Historical and environmental context - for further details please see the Heritage Statement prepared by the appointed Heritage Consultant.
- Existing site and boundary conditions
- Light and aspect
- Energy efficiency requirements
- Client Brief

1.4 REASON FOR APPLICATION

One of the important aspects to include in the proposed design was to create a more practical and accessible accommodation within the footprint of the existing building and to consider future demands for sustainable delivery and energy-efficient extended habitable space.

It was identified that the existing property's current owners would like to provide additional accommodation as an opportunity to improve the relationship with the existing ground floor kitchen area. Consequently, the planning application is for a high-quality extension and will allow relocation of the existing living room area from the current first floor to the additional ground floor space. This solution will provide a more open plan living area and it will focus on the ground floor's 'day time' activities, whereas the first floor functions as a 'night time' zone.

In addition to the provision of a more practical solution for the family, the proposal takes further opportunity to improve the current energy efficiency of the property whilst avoiding detrimental visual impact on the external appearance of the building and the wider context.

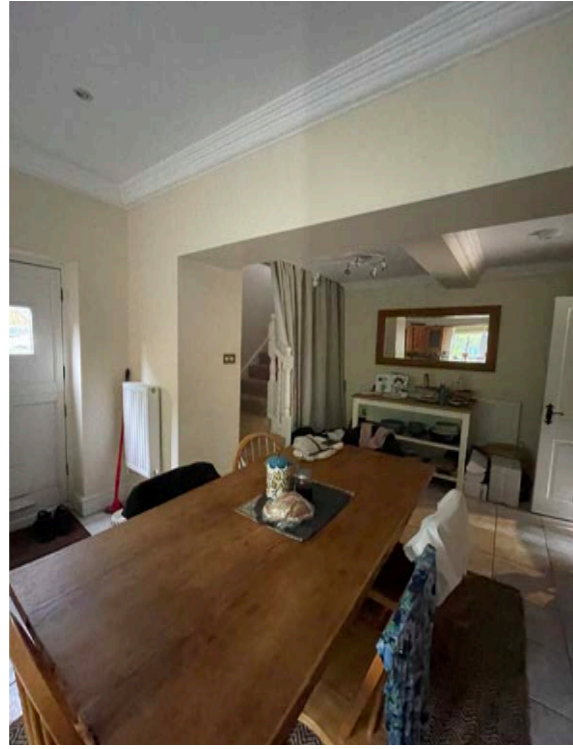
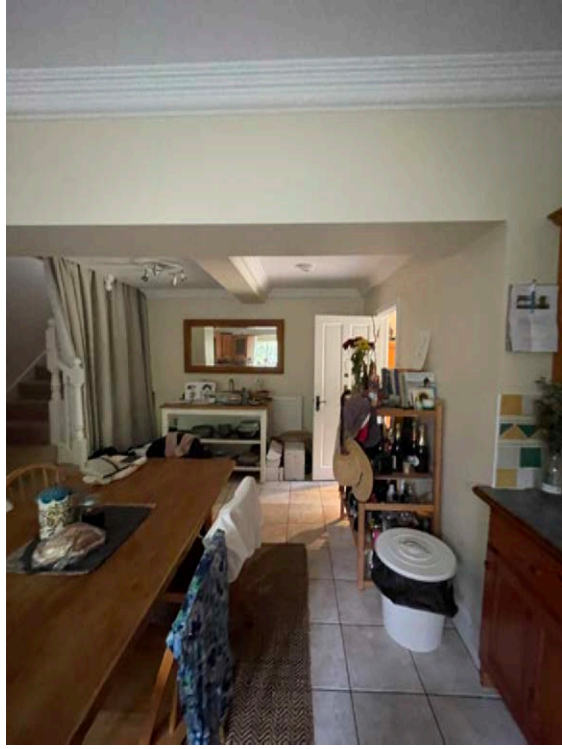
As a result, to meet the client's practical needs, the idea of a partial 'infill' to ground floor carport bays was put forward. The approach is to deliver high-quality, sustainable and sympathetic accommodation that would respond to the client's present and future needs, whilst remaining in keeping within the context and surrounding environment. The proposal considers future demands for sustainable delivery of energy efficiency and thermal improvement to the existing. Carefully considered elements that appear to be in sound condition such as wall and roof structure are fully retained, whereas the ground floor extension external materials and the design to complement the wider context and nature surrounding.

A thorough study was undertaken during an early feasibility stage to initially pinpoint the opportunities and constraints, to then identify the layout, location of a new stair and materiality. Further thoughts were given to the external visual impact on the wider environments and landscaping in response to the site conditions, to retain a connection between new and existing and nestle the proposed works into the surroundings.

EXISTING | EXTERIOR



EXISTING | INTERIOR



2.0 DESIGN OBJECTIVES | PLANNING POLICY ISSUE | ACCESS STATEMENT

2.1 DESIGN STRATEGY

The design strategy has been to assess and respond to the existing conditions whilst carefully reviewing the client's requirements. The proposed extension, which is an 'infill' to the existing two out of three partly open carport bays, offers the family a chance to increase functionality within their living area whilst being sensitive to the immediate environment.

The new footprint does not encroach beyond the line of the existing footprint, moreover, the front/northern face of the new is set back approximately 650mm from face of the existing to create a recessed, more hidden from immediate view enclosure. The new external partitions are proposed to enclose the existing partly open bays from two sides - from the north and west. The existing carport wall - currently facing west becomes internal, and along with the 'rear' southern wall is retained to form a new enclosed space - fully glazed from the north with the glazing set in between timber frame and posts, and clad from the west with cladding finish to match existing.

The design process has looked at the setting, scale, form and materiality that might impact the immediate surroundings. Following the initial investigations and site visits, it was decided to explore various options to maximise the functionality of the internal space but to be respectful of the immediate environment's sensitivity of the listed building curtilage. It considers its overlooking, scale and materiality and is well thought out regarding existing construction, building fabric and energy efficiency.

2.2 CONSTRAINTS AND OPPORTUNITIES

The site and its location have led to some interesting opportunities and constraints:

- The proposal attempts to consider the constraints provided by the historic and built environment - the adjacent properties, site boundaries, and existing building orientation.
- The design has taken the opportunity to consider a small extended space in relation to the existing to provide additional ground floor accommodation by opening up to link new and existing and to create visual connections.
- The scale and mass of the proposal are designed to be subservient to the main property. Two out of three carport bays are to be partially infilled - within the existing footprint line and set back significantly from the frontage of the property. This set back reduces visibility from the main road and therefore, the proposal will remain well hidden and retain privacy. The new external material palette is selected to minimise the visual impact further, by use of minimalistic and sympathetic treatment such as large glazed panes and timber cladding with a finish to match the existing.
- The existing structure is to be retained and exposed internally, with walls, floors, ceilings, and roofs principally unchanged. For further details please see the Heritage Statement prepared by the appointed Heritage Consultant.
- The proposed structure allows to maximise the energy efficiency and thermal performance. Further, complete existing window replacement will allow maximum energy efficiency and thermal performance of the existing.

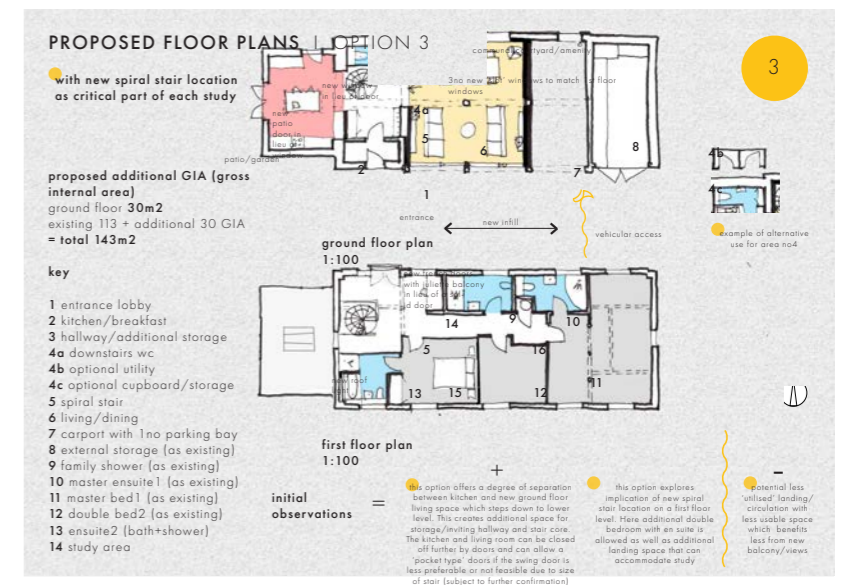
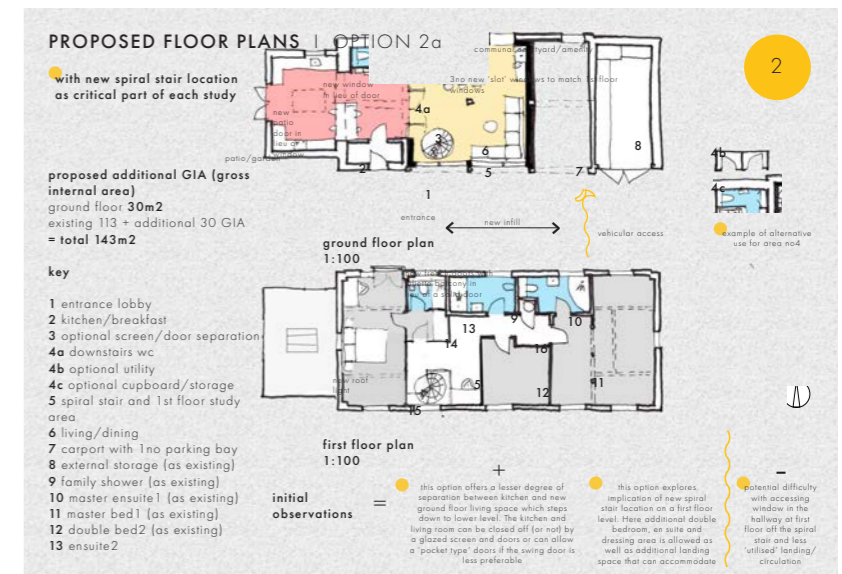


Fig. 6
Early feasibilities - conceptual plans
with room layout and stair location several options

2.3 DESIGN OBJECTIVES | SUMMARY

It is the client's aim to create a well-considered, spatially efficient and thermally high-performing small extension of their living space which sits comfortably within the existing footprint at the ground floor level. Several options were considered for the design of the internal layout and elevational treatment of the new extension during the early feasibility stage (fig.6-7):

- The proposed design demonstrates a high standard of architectural design that can meet the client's requirements now and in the future.
- The proposed design offers high-quality, thermally efficient, contemporary internal spaces with accessible accommodation as part of spatial planning and circulation.
- The utmost care has been taken to design the new elements to sit sensitively and sympathetically in the context of the existing building and wider site context, its neighbours and the local landscape.

• Design, scale and impact on the character of the area:

The extension is considered modest in scale, sitting within a small central part of the ground floor of the existing footprint and set back from the frontage (fig 8-9). The construction of the new extension includes predominantly retaining the existing structure which will form two out of four enclosing walls with a portion of a new outer decorative element of black stained timber clad area to match existing and new front minimalistic glazing set within timber posts stained black to match existing. All proposed alterations to the existing are considered to be modest and in keeping with the character of the main property.

- The proposed internal layout will provide a designated space with a living/dining open-plan area to create flexible, social and attractive living. The existing two-bedroom property will receive an additional small bedroom by utilising available space on the first floor. The first floor layout is designed to suit the property's current internal general arrangement plan, with its modular timber frame structure, including internal timber trusses and columns (fig 9-10). All existing structural timber elements that are currently exposed are to be fully retained and exposed to mimic its existing treatment, with plastered internal partition face being set back from the face of the timbers.

2.3.1 ACCESS – ENSURING EASE OF ACCESS FOR ALL

In line with the Equality Act 2010, in all instances, it is intended to create flush and level thresholds where possible, to allow for a seamless transition between the inside and outside and prevent any limitation to the less mobile occupants or visitors. The proposal offers all of the living spaces on the ground floor throughout. The design is therefore proof of any adaptations that may be required.

The re-modelling of the carport space into an additional living space proposes a durable, sustainable and adaptable solution, and provides sufficient internal space to meet the needs of a range of users.

2.3.2 FORM | MATERIALITY

- The proposed follows a similar style to the existing building. As an extension of the existing utilised 'internal' open space, the proposed footprint is set within the existing available space and set back from the building frontage. The overall footprint and ceiling height are determined by the existing structure which is kept as existing, therefore scale and massing are subservient to the main property.

- The materiality takes notes from the existing with side/west facing timber cladding with a 'hidden' door, and matching timber posts framing the new frontage with glazed panels which compliment the overall context (fig.11-12). Aesthetically it aims to make a connection with the main dwelling, surroundings and landscape with its simple material palette. All window and door designs and finishes are to match the existing, proposed external treatments enhance the existing visual impact within the wider environment and complement the existing residential use.

- The new extension utilises architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, form, materials, and elevational and vernacular detailing.

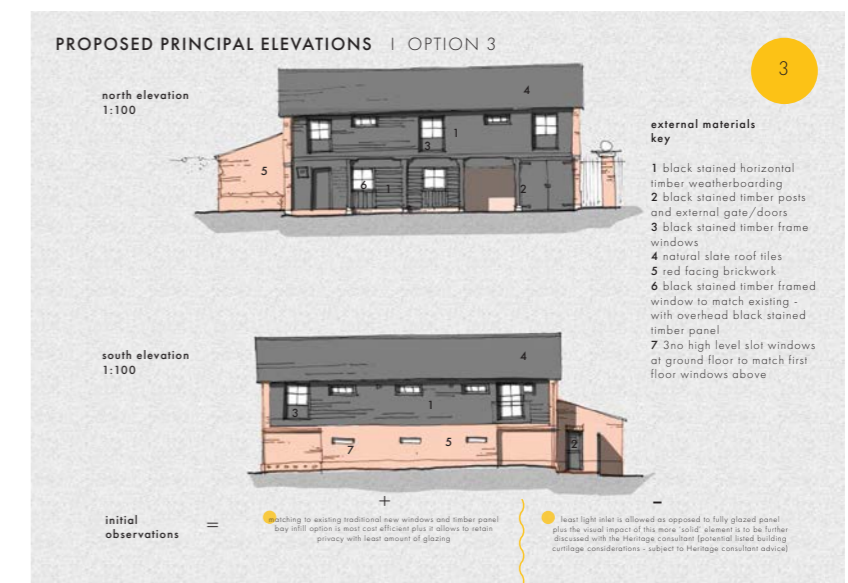
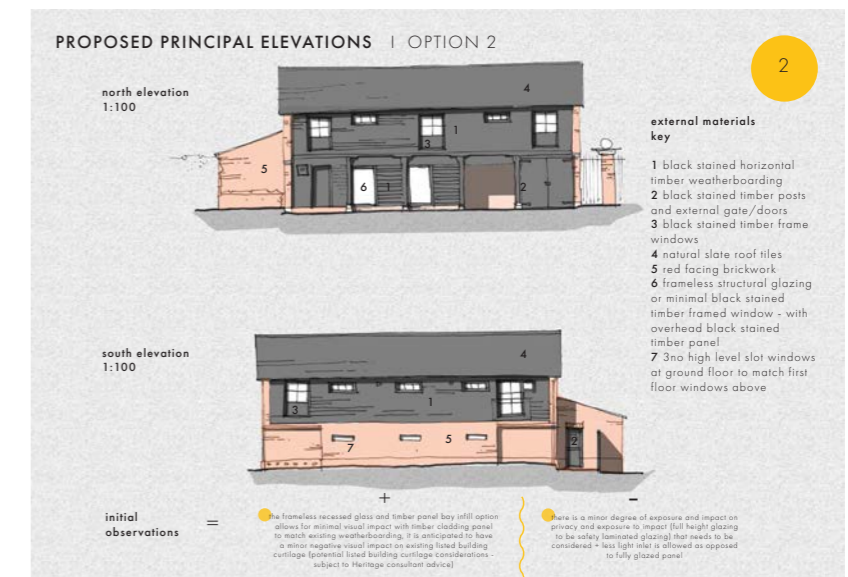
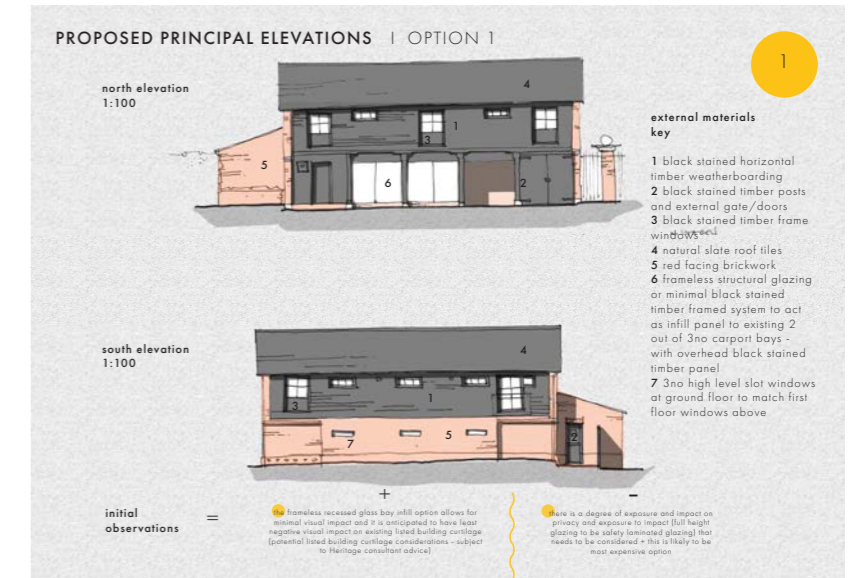
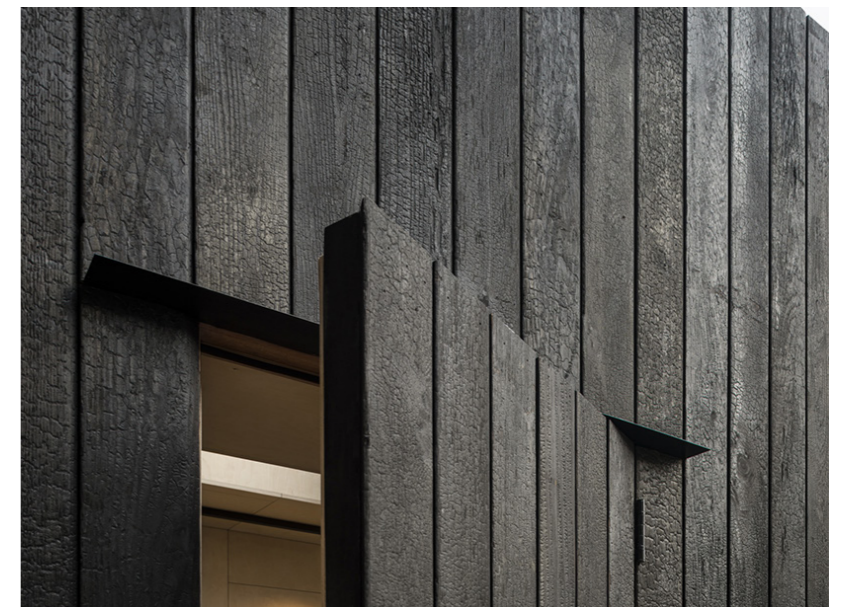
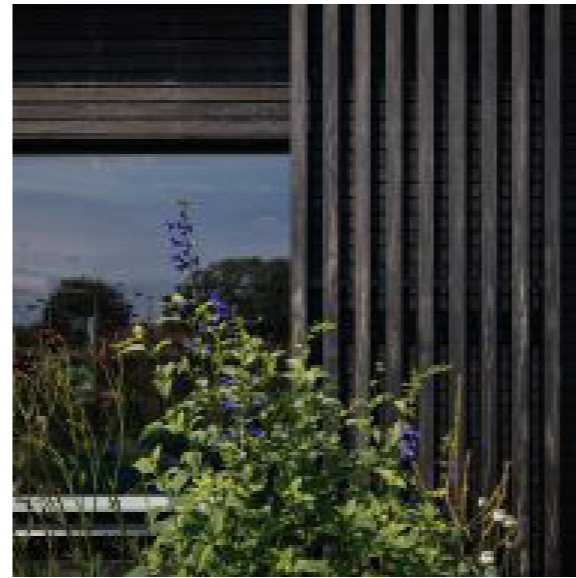


Fig. 7
Early feasibilities - conceptual elevations
several options

INSPIRATION | SYMPATHETIC GLAZED OR PARTLY GLAZED INFILLS



INSPIRATION | SYMPATHETIC EXTERNAL MATERIAL PALETTE



2.3.3 LOCATION | ORIENTATION | SHADING

- The orientation of the existing building has been carefully considered in terms of daylight and solar gain. New south-facing windows have been proposed in addition as matching the existing design and at high level - not only to provide ventilation to new habitable space, but also for natural solar gain throughout the year.
- The proposed layout of the internal spaces has been carefully planned to provide high-quality areas that create flexible, social and attractive living spaces across the ground floor that have a strong and practical relationship with the remaining areas within the existing dwelling, resulting in a close connection within the house, place and wider setting.

2.4 SITTING AND ENVIRONMENTAL IMPACT

The existing building form sits comfortably within the context of the existing footprint. The intention is to achieve a spatially efficiently extended ground floor accommodation within the existing available space to be able to connect it to the existing ground floor kitchen. The aim is to reduce the energy input requirements of the new elements by increasing insulation levels in the new walls and maximise air tightness through quality double-glazed windows.

The proposal considers the following:

- High insulation levels for new walls to minimise the energy required to heat the building.
- Passive solar heat gain through the considered design of openings and associated shading.
- High-performing double-glazed new windows and replacements with like-for-like frames
- Locally sourced materials and workforce as far as possible to minimise the energy and carbon expended during construction.
- Low water usage, low energy light fittings and white goods throughout.

2.5 ACCESS STATEMENT

Inclusive design has been considered throughout the design process. The proposal provides accessibility internally and throughout the wider site.

2.6 SUSTAINABILITY STATEMENT

The project follows a hierarchical design methodology to achieve lower energy consumption and ensure that resources are well spent in the most beneficial and cost-effective areas:

- Reduction of elemental building fabric heat loss and unnecessary air heat losses - the new extended fabric is based upon a fabric-first approach, which prioritises a thermally high-performing building envelope from the outset. By reducing the amount of energy lost through gaps in the thermal envelope less energy is needed to provide a comfortable living environment.
- Retention and reuse - This project carefully considers retaining existing elements which appear to be in sound condition such as wall and roof structure
- Analysis of the orientation in terms of solar gain and heat capture in the winter. It is the goal to achieve an energy-efficient and sustainable outcome in relation to the context and particularities of the site.

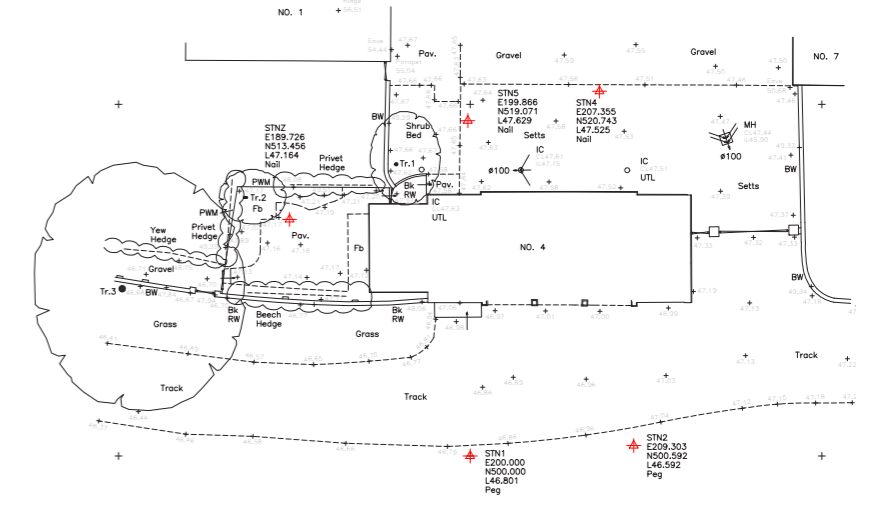


Fig. 8
Existing footprint/site plan

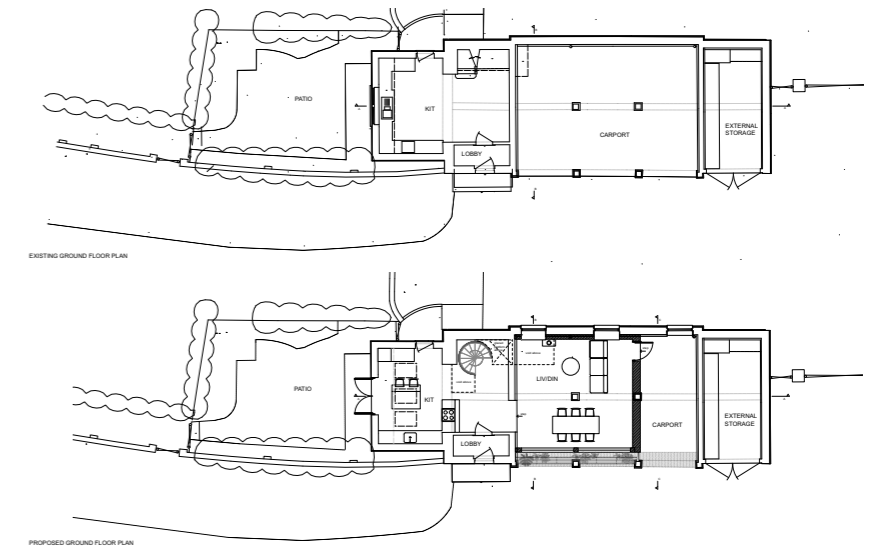


Fig. 9
Existing and proposed ground floor plan

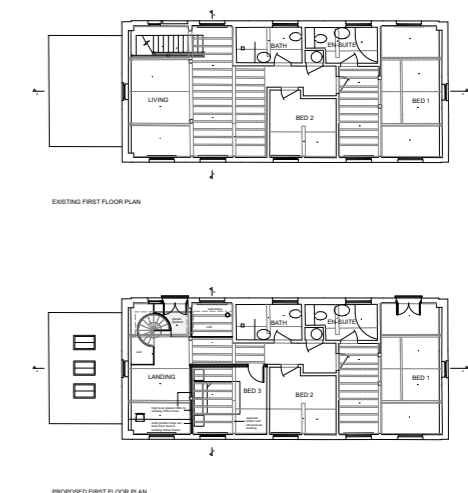


Fig. 10
Existing and proposed first floor plan

2.7 PLANNING POLICY

Harbridge Court in Somerley falls within the constituency of New Forest West. The Local Planning Authority is the New Forrest District Council. The application site is not located in a designated Conservation Area.

New Forest National Park Local Plan 2016-2036 (pdf)

- Policy DP2: General development principles, Policy SP15: Tranquillity, Policy DP18: Design principles:

The proposal respects the character of the area which is set within the existing footprint, extending the existing at ground floor level, and significantly set back from the frontage of the property, thus the proposal is not considered to be an overbearing form nor detrimental to the neighbour's amenities. It is appropriate in scale and design and does not have an adverse impact on the character of the area or on surrounding uses and properties. The proposal is in keeping with the existing character of the property and has no adverse impact on the character of the area. The design, scale and materials of the development are not considered to result in a detrimental impact on the character of the area and would not conflict with the New Forrest and its special qualities. It is considered that the proposal meets the criteria of this policy.

- Policy SP16: The historic and built environment confirms that:

The proposal protects, and maintains important sites and features of the historic and built environment, including local vernacular buildings and designed and historic landscapes, and, where appropriate, helps to secure a sustainable future for those heritage assets at risk. It is considered that the proposal meets the criteria of this policy.

For further details please see the Heritage Statement prepared by the appointed Heritage Consultant.

- Policy DP36: Extensions to dwellings:

The proposed extension to existing dwellings should be permitted as it is appropriate to the existing dwelling and its curtilage. Outside the Defined Villages the extension must not increase the floorspace of the existing dwelling by more than 30%. The 30% limit on additional floor space applies to that added to the property beyond the original envelope of the building, as of 1 July 1982. Therefore additional floorspace achieved internally within the building envelope, for example, by a loft conversion, will not be counted against the 30% limit.

Given the size of the existing dwelling, the proposal is not considered to be in conflict with the underlying purpose of the policy, which is to protect the supply of smaller homes and to protect the landscape character of the area. Therefore, it is considered that the proposal meets the criteria of this policy.

Other matters:

- Impact on Neighbours - the proposal is set behind the line of the building and within a footprint of an existing building screened from sides and rear with an existing building envelope, and is not thought to have any detrimental impact on neighbours, nor set a precedent for a new building line.

- Ecology - all work will stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice will be sought from Natural England and/or a professional ecologist.

- Dark night sky - the windows are of modest size with one set of French doors looking out over the existing garden and heritage-style roof lights. Mitigation measures to minimise light spillage can be implemented.

- Car Parking - The property benefits from a semi-privately accessed long drive along the property's frontage with a generous appropriately surfaced space that can be used to park cars. The proposed one of three carports will be retained as existing which allows one car. There is also an enclosed external storage space that can potentially be utilised for additional car space/garage if required in the future. The proposal does not interfere with the safety, function or character of the road, or have adverse environmental implications, so it is considered that the scheme complies with the parking provision.

- Cycling and refuse storage - the proposal creates additional living accommodation and is to rely on the existing arrangement for storing bikes, waste and recycling bins within the site.



Fig. 11
Existing and proposed elevations



Fig. 12
Existing and proposed elevations

3. SUMMARY

The applicant seeks permission for a ground floor extension within an existing footprint of a 2-storey dwelling, more particularly, within a central area, as an 'infilled' space to two out of three partly open carports. This proposal has considered and responded to its location, the local vernacular, and local planning policy and will provide and add to the required high-quality architecture within this area. Through a rigorous design process, the proposal aims to provide an accessible, sustainable and good-quality additional accommodation to the main dwelling house. In addition, the new elevations are visually enhanced with high quality, sympathetic and simple external material palette and finishes to match the existing, to offer new practical, in-keeping and beautiful space.

The design, scale and materials of the development are not considered to result in a detrimental impact on the character of the area and would not conflict with the purposes of the New Forrest and its special qualities.

The application is not considered to have a significantly great impact on the landscape, historic and built environment, therefore the application is considered to be acceptable and is recommended for approval.