

Site Photographs & Design Statement

The Vicarage,
26 Well Row,
Bayford,
SG13 8PW

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2236

Stewart &
Stewart Design

stewartandstewartdesign.co.uk

Stewart & Stewart Design Ltd. 133 Cappell Lane, Stanstead Abbots, Ware, Herts, SG12 8DA
t – 01920 871274 e – enquiries@stewartandstewartdesign.co.uk

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Registered offices: 133 Cappell Lane, Stanstead Abbots, Hertfordshire SG12 8DA.

RIBA 
Chartered Practice



Above: View from driveway (inside boundary) of front of The Vicarage

Below: View of existing detached garage (Structure 1 on associated drawings)





Above: View looking towards outbuilding, annexe and garage from front drive

Below: View looking back towards front boundary from garden to the side of the garage





Above: View of rear of house and garage

Below: Rear view of garage





Above: View of corridor between garage and the main house where the minimal glass link is proposed

Below: View of side of garage from outside of the outbuilding





Above: View of front of the outbuilding (Structure 3 on the associated drawings)

Below: View of outbuilding – it is proposed that the part pitched roof is extended over the flat roof section too.





Above: View of side of outbuilding (Structure 3)



Above: View of front of the garage/annexe (Structure 2 on the associated drawings)

Below: View of the side of garage/annexe





Above: View of the side of garage/annexe

Below: View to side of outbuilding to show side boundary conditions





Above: View of side boundary to side boundary (by outbuilding)

Below: View towards rear boundary (beyond fence towards trees in the far distance)





Above: View towards rear boundary (towards trees in the far distance)

Below: View towards side boundary – trees seen here are within plot and not along the side boundary which is further back





View above & below: Taken from highway of front boundary – Annexe (structure 2 on associated plans is seen in foreground – majority of main house is concealed by boundary fence & mature trees to landscaped buffer strip,





View above: Taken from highway of front boundary.

Design Statement

Existing Site Layout

The very large plot comprises a number of existing structures:

The main house has been previously extended to its Northwest end.

An existing Conservatory has also been added previously to the Southeast side.

A detached double garage (structure 1 on associated drawings), located immediately to the Northwest flank elevation of the main house – which also includes a shower room, plant room and a 1st floor habitable room over accessed by an internal staircase.

A detached annexe building (structure 2 on associated drawings) immediately adjacent to the front boundary with the public highway which contains a garage & studio accommodation at ground floor with further studio space at 1st floor.

Two attached but separate detached ‘barn’ style buildings (structure 3 on associated drawings) – an enclosed one with a pitched roof and rendered facades and the other a partially open structure with a flat roof and timber clad stud walls.

Proposals

Our clients wish to demolish the existing conservatory on the Southeastern façade but do not intend to replace this with any other structure.

Our clients wish to convert, reconfigure & re-image their existing detached double garage which sits immediately alongside the main house to the Northwest. This includes a minimally detailed glazed link to connect it back to the main house. The

existing garage space would be converted into a boot & utility room with the existing space above retained as a cinema room.

The detached 'annexe' building is proposed to be converted into 2 carports at ground floor and the existing garage retained. However, to ensure the space is deep enough to accommodate modern cars it is proposed to widen the building marginally to the rear at ground floor level. At 1st floor the studio space is retained and accessed via a proposed timber external staircase. Three modestly sized dormer windows are proposed at 1st floor level to the garden façade.

Design Concepts

As existing the house and outbuildings are expressed in a variety of materials and mainly in a similar light render colour to the main house.

As proposed, the intention is that the outbuildings are expressed as a more uniform series of outbuildings which are also distinct and subservient to the main house. Therefore, it is proposed to clad all the outbuildings in dark stained timber cladding reflecting the more utilitarian nature of their use. This is also distinct to the light-coloured render used on the main house whilst still being appropriate to the rural character of the site referencing dark stained timber barns & outbuildings in the vicinity.

As outlined above it is proposed to link the reconfigured & converted garage back to the main house. This is achieved through a minimally detailed two storey glazed link which is significantly recessed both to the front & rear, thereby minimising its visual impact and still allowing the structure to appear visually separate to the main building.

The two attached storage barns/outbuildings are proposed to be clad in the same dark stained timber cladding. The existing flat-roofed portion is also to be replaced with a pitched roof to match and be continuous to the existing adjacent roof.



Rear View

Above: 3D sketch view from the rear illustrating the 'family' of re-clad outbuildings & glazed link



Front View

Above: 3D sketch view from the front illustrating proposed recessed & minimally detailed glazed link connecting main house to the existing reconfigured & converted garage.



Above: Stewart & Stewart previous project in Bengo Hertford - two-storey minimally detailed glazed link connecting the new extension with existing building creating a clear separation & distinction between the original building & new extension.



Above: Stewart & Stewart previous project near Hitchin – minimally glazed link connecting main house to ‘home-schooling’ extension



Above: Stewart & Stewart previous project near Ware – minimally detailed glazed link between Grade II* Listed Building & new extension.



Above: Stewart & Stewart previous project near Ware – minimally detailed glazed link between Grade II* Listed Building & new extension.



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Above: Example of glazed link connected to contrasting clad structures – i.e. brick & dark stained timber cladding.



Above: Example of natural timber cladding walls & continuous roof finishes



Above: Example of dark stained timber cladding walls & continuous roof finishes

Summary

The proposals to clad the outbuildings in the same timber cladding creates a clear distinction between the appearance of the main house and the separate 'family' of outbuildings. This reinforces the main house as the dominant form on the site with the outbuildings performing a supporting & subservient role.

The consistent approach to the re-cladding of the outbuildings creates a stronger visual relationship between individual outbuildings around a landscaped courtyard form.

The proposed timber cladding applied to the existing & reconfigured outbuildings is appropriate to the rural character of the area.

The proposed recessed and minimally detailed glazed link allows the reconfigured existing garage to appear visually separate to the main house.

The proposals will have no impact on the amenity of any adjoining neighbours.

The proposals are not significantly visible from the public realm to the front of the site.