

Design and access statement - 15 Holme Lane, NG34 9DN

The property is a Grade II listed building in Ruskington village and is made up of a principal house to the front and attached utility buildings to the rear, dating from its time as a farmhouse.

The utility buildings have historically been part-extended, to provide additional living accommodation for the principal house, with the addition of a conservatory and a flat roof extension.

Rearward to the north, the utility buildings have been given the role of store and garage, though they cannot perform the role of garage as they are too narrow to accommodate a normal sized family car.

The flat roof extension is of poor construction, with non-decorative brickwork and mortar, single glazed windows and a flat, felt roof, that is out of character with the rest of the building.

The conservatory is of good construction with traditional decorative brickwork and mortar, and a pitched, tiled roof that matches the original building.

To the West there is a small porch of modern construction, that is poorly built with single glazed windows and brickwork that does not match the original. It is misaligned with the principle roof apex.

This gives out on to the main garden, where there is a large depression which was historically a pond, with raised shrub-lined banks to the South and East, together with dry stone walls and some paving. There is a small pond that still exists.

This proposal is to demolish the flat roof extension and rebuild it to match the existing conservatory, with tiled, pitched roofs, decorative brickwork and mortar, double glazed window units and insulation that meets modern energy efficiency standards. This is to include the creation of a new principal entrance lobby to the house, with provision for coats and shoes and secondary internal doors to prevent heat loss.

The rear utility rooms to the North are to be upgraded to provide additional guest accommodation and accessible toilet facilities. The floor level throughout this section is to be the same height as the existing conservatory, and the roof height raised 150mm to match.

Further to the North the existing drive is to be extended and widened to provide an additional four parking spaces. Solar panels are to be placed on the East, West and South facing slopes of the new roof, to provide power for the principle building and electric car charging.

The porch to the East is to be dismantled and replaced with an extension in the same style as the existing West conservatory, built with original bricks from the site and aligned with the principle building like the extensions to the North.

This garden room is to give out on to a new formalised pond, surrounded by paving and flanked by a new retaining wall, made of blocks clad with original stone from the site. Eastward of the pond is a semi-circular seating area backed by flower beds and the continuation of the retaining wall behind them.

Above this area is to be a new open air kitchen, with a store and shower room. This building is to be of traditional timber construction, with white rendered blocks, in the style of the existing West elevations.

It is envisaged to provide enough solar energy to power this building and the pond pumps, as well as produce a surplus for the rest of the house.

On the first floor there is a single bedroom to the North, with a double sized bathroom. It is therefore proposed to make the bathroom a normal sized family bathroom, and the bedroom into a double, with a new ensuite. This ensuite will have a new window added to the East for natural light, designed as a fanlight to echo the style of the landing window, and the shape of the paving area around the new pond.

New access is to be provided to the garden from the front of the house, but otherwise access is unchanged.