

## DESIGN & HERITAGE STATEMENT

**LOCATION:** Stone House Farm, Yieldingtree, Broome, Stourbridge, DY9 0EG

### Physical Site Assessment & Socio-Economic Character

A stone built classically double fronted detached farmhouse with 4 bedrooms, rural views and set in 2.5 acres of grounds. The rural location offers privacy but is far from isolated with excellent road links, ease of motorway access and a good range of amenities nearby. Blakedown is the closest village to the household, approximately 1.2 miles away with railway station with links to Worcester, Birmingham, Stratford upon-Avon, Warwick, and Leamington Spa. Primary Schools, Secondary Schools and local health services are located within a 2-mile radius.

Yieldingtree in Broome is in the West Midlands region of England. The postcode is within the Wyre Forest Rural ward/electoral division, which is in the constituency of Wyre Forest. The area consists of predominantly detached housing, a strong indicator of affluence. The social grade of most households conveys a higher and intermediate managerial, administrative, or professional position, with a high proportion of residents having a degree or similar professional qualification. This address within the Wyre Forest Rural ward is entrepreneurial, with a larger than average concentration of residents that are self-employed - 19% of the resident population.



Fig. 1 & 2: View from driveway towards front corner of main house and view from raised rear garden looking towards rear of main house.

## **Planning Policy**

The area is defined as green belt and as such development of a domestic extension is guided by a series of policies set by Wyre Forest District Council. Wyre Forest District Council provides development plans and supplementary planning guidance to assist with the application process. Below sets out all relevant policies referred to when carrying out the design of the extension.

Wyre Forest District Council, Site Allocations and Policies Local Plan 2006 – 2026 Policy SAL.UP1 – Green Belt The proposed extension does not result in disproportionate additions over and above the size of the original dwelling. The design is a contemporary lightweight single storey glazed extension and is not detrimental to the visual amenity of the Green Belt. Full height timber frame double glazing provides unbroken views of the surrounding garden and countryside.

Policy SAL.UP7 – Quality Design and Local Distinctiveness The high-quality glazed extension maintains views to the local surroundings, improves natural surveillance between the living areas and integrates seamlessly with the existing building design through use of timber frame and full height glazing. The extension does not affect existing trees or biodiversity, as the proposed area of development is currently hard landscaping.

Policy SAL.UP8 – Design of Extensions The extension does not have any serious adverse effects on the amenity of neighbouring residents or occupiers. It is not visible to the neighbouring housing as it sits neatly within the existing development footprint boundary. The design is in accordance with the 45-degree code as set out within the Council's Adopted Design Quality SPG (2004). There is no obstruction of light to neighbouring properties. The single storey extension is in scale and keeping with the form, materials, architectural characteristics and detailing of the original building.

The extension is subservient to and does not overwhelm the original house, which retains its visual dominance from the approach from the road onto the driveway. The link between the main house and garage is purposely set back to ensure the extension has minimal impact upon the original house. The extension harmonises with the existing hard and soft landscaping and links the main house and garage sympathetically with a structural glazed roof design which creates a lightweight glazed addition to the property.

Policy SAL.UP9 – Landscaping and Boundary Treatment There is minimal impact upon the existing landscaping and boundary treatments. Only existing hard landscaped areas are affected by the additional footprint.

Design Guidance, Supplementary Planning Guidance, Adopted June 2015 Objective One – Securing High Quality Design The proposed extension represents high quality design through an understanding of the local context, is visually attractive, creates a safe and accessible development, enhances the surroundings, is fit for purpose and is sustainable.

**Objective Two – Creating & Reinforcing Local Distinctiveness** The new extension represents a positive addition to the existing development which enhances the site without impacting upon the distinctiveness and character of the property.

**Objective Three – Protecting & Establishing Landscape Character** The development enhances the setting and character and does not undermine the quality of the surrounding landscape.

### **Local Character and Identity**

**Building Form** – A contemporary single storey extension split into two distinct elements consisting of a flat roof design with timber framed glazing, sliding doors and roof lights to extend the existing kitchen and structural glazed entrance lobby between the main house and garage providing a lightweight addition to the property. Convert one of the existing garages to a sitting room to create an Anex off the existing house.

**Plot Width** – The extension forms an L-shape which sits between the existing main house and garage and aligns with the main house west elevation.

**Building Line Set Back** – The extension sits back from the front elevation to be subservient to the original building frontage.

**Front Elevation Composition** – The proportion and arrangement of the front facing frontage is a contemporary glazed elevation which maintains clear views through to the rear garden and countryside.

**Roof Composition** – The proportion and form of the flat roof to the kitchen extension / lobby is a EPDM membrane flat roof.

**Materials** – The walls are predominantly timber frame glazing, timber frame sliding doors. The entrance lobby is formed using structural glazing to maintain a lightweight appearance.

**Boundary** – The existing boundary is not affected by the development.

**Landscape** – There is minimal impact upon the existing landscape with paving slabs used to link the internal and external spaces.

**Parking** – The existing parking is not affected by the proposals. All parking is retained to the front of the property.

### **Introduction to the Development**

Stone House Farm is freehold land shown edged with red on the site location plan included as part of this application. The brief for the development is to extend the existing ground floor of the property to create an established link between the house and garage and form a larger kitchen / dining space. The existing property is currently split into two buildings, the main house and double fronted garage with accommodation at first floor.

## DESIGN

### Amount & Use

The new extension will consist of a gross floor area of circa. 30.8m<sup>2</sup>. This additional space will be split into extending the existing kitchen and providing a new entrance into property linking the main house and garage.

The original building footprint has been confirmed through research of historical maps of the area. The map below confirms the layout of the property from 1923 which also matches the title deed from 1993, see images of the plans below for information. The existing floor plans have a red line overlaid to represent the original building footprint and a volume has been calculated accordingly to determine the works carried out since. The planning portal confirms that the term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date).

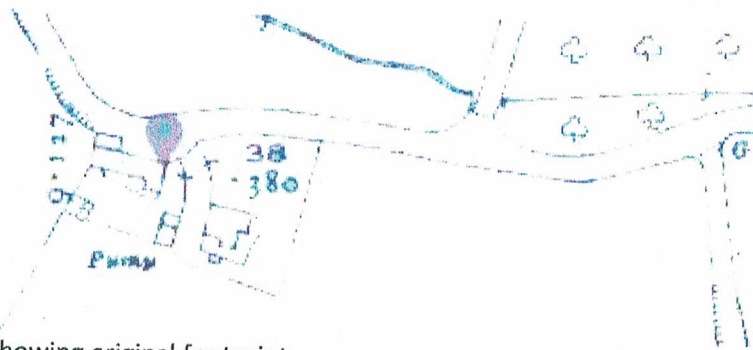


Fig. 3: 1923 map showing original footprint

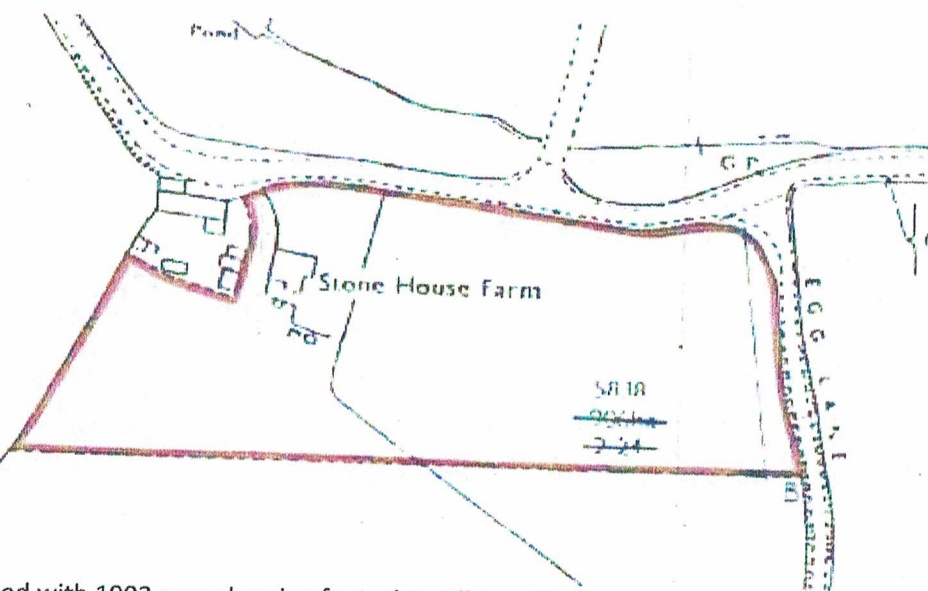


Fig. 3: Title deed with 1993 map showing footprint still matching original house

The planning portal confirms that when calculating volume, all dimensions must be based on external measurements of the building or structure involved and not internal measurements. Having modelled the existing house in 3D, we are able to provide an accurate volume calculation of the existing property as it stands today, and extension works. The volume calculation for the original house is based on the view on the red line extent confirmed by the historical maps for a two-storey building including basement. The following volumes have been calculated as follows:

Original Footprint as it stood on 1 July 1948 (shown in red)

House 720.6m<sup>3</sup> = Total 720.6m<sup>3</sup>

Existing building footprint as it stands today – September 2019 (21st Century extensions in blue)

House - 1034.7m<sup>3</sup> + Garage - 202.3m<sup>3</sup> = Total - 1237m<sup>3</sup> (71.7% increase)

Proposed extended building footprint as confirmed by this planning application (proposed extensions in green)

House - 1032m<sup>3</sup> (reduced roof height to kitchen) + Garage - 202.3m<sup>3</sup> + Extension - 80m<sup>3</sup>

Total 1314.3m<sup>3</sup> (77.9% increase)

These calculations confirm the proposed extension works are up to 77.9% increase upon the original building footprint and in accordance with the policy SAL.UP8

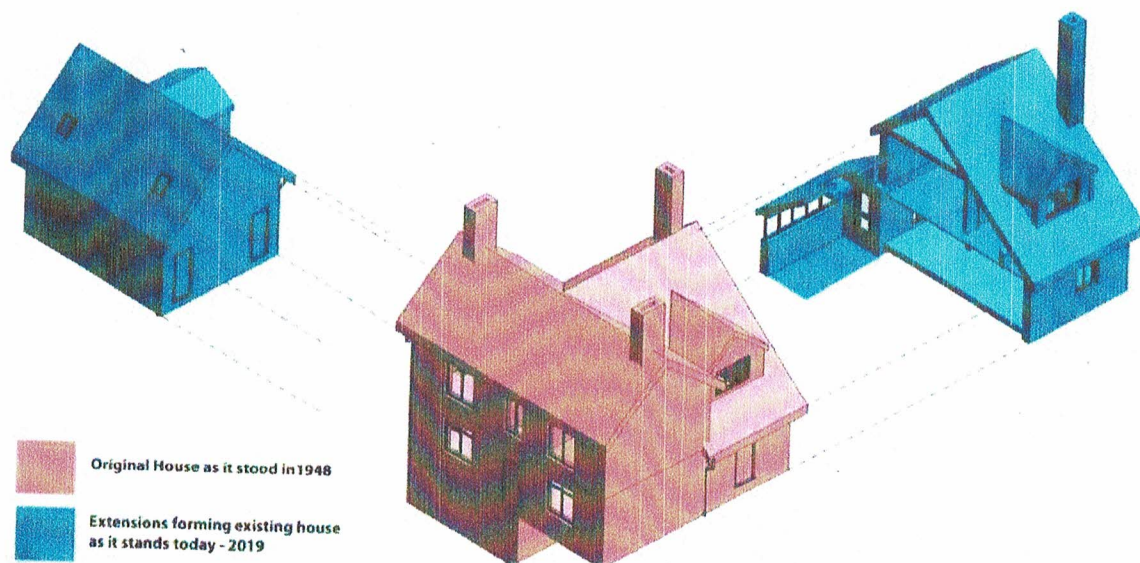


Fig. 5: 3D View showing volume of original house and existing building as it stands today

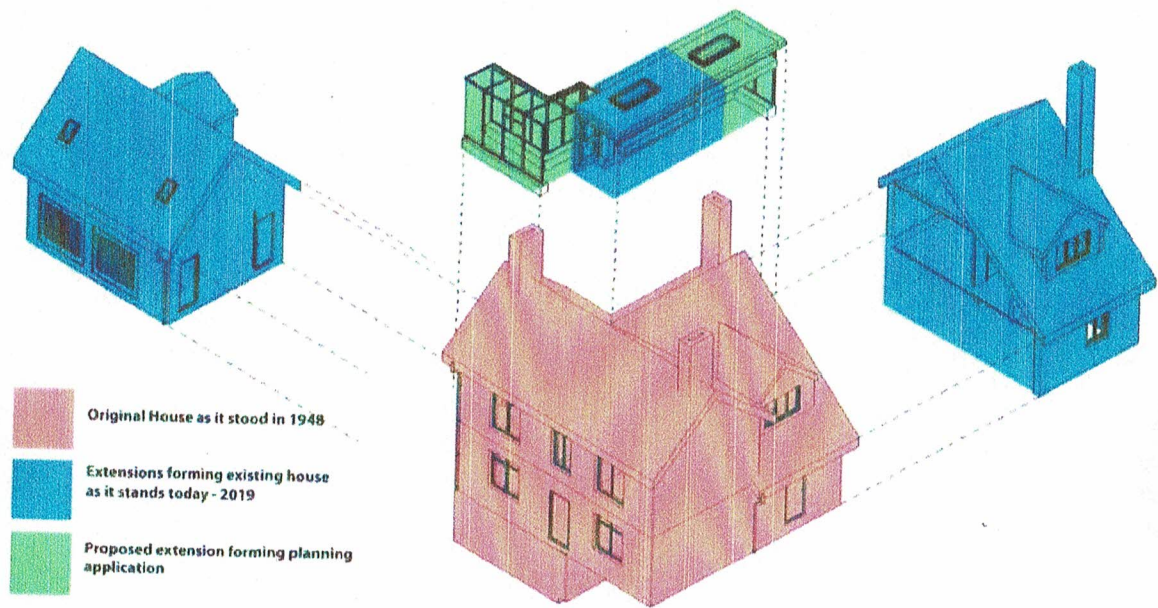


Fig. 6: 3D View showing volume of original house, existing building as it stands today and proposed extension.

### Layout

The layout has been designed to create a fully enclosed glazed link between the house and garage which then brings occupants directly into the heart of the house into the extended kitchen / diner space.

The existing living room is reduced in size, but new bi-folding doors create a seamless link between the extended kitchen / diner space. There are no issues with loss of right to light to neighbouring properties. The design of the foundations will need to be designed to span potential drainage runs through the link between the main house and garage or be diverted at the approval of the local water supplier. If the manholes become internal, double rubber sealed internal manhole covers will be required.

### Scale

The height of the rear extension is circa. 2700mm with full height glazing at 2350mm. The extension extends towards the rear of the property by 3300mm and aligns with the original building line of the main house. The lobby extension spans the full width of the space between the house and garage, circa. 4000m, and extends 1663mm from the rear of the garage to form an L-shaped link.



Fig. 7: View towards rear of main house and double garage

### **Appearance & Materials**

The sandstone elevations to the original part of the house are complemented by oak double-glazed windows and arched oak front door. Internally features include high ceilings and oak internal joinery including flooring, staircase, doors, skirtings and architraves. The extension references these existing finishes with timber framed glazing and bi-folding doors to the kitchen extension and fully structural glazed windows and roof to the link between house and garage. The metal standing seam roof to the kitchen extension will be formed as a timber frame with cantilevered overhang providing solar shading to the full height glazing. Two new linear rooflights will provide additional daylight and means of natural ventilation to the kitchen space.

### **Landscaping**

There will be minimal landscape changes to necessitate the construction of the new extension. Existing hard landscaping features will be removed as part of the works with no impact on soft landscaped areas. No trees will be removed or affected as part of the works.

### **Sustainability**

The extension will comprise new thermal elements which will be required to comply with the latest requirements of Part L of the Building Regulations, including new walls, windows, doors, roof and roof light. Reasonable provision may also be required for retained thermal elements providing continuity of insulation and airtightness. The proposal maximises the site opportunities to provide a sustainable building. We are proposing a pragmatic approach to minimising the environmental impact of the building and providing an appropriate sustainable approach without excessive financial outlay. Provide all new lighting and electrical systems in line with new legislation. We are proposing that the building is naturally ventilated by ensuring that the building dimensions allow for a natural cross-ventilated solution.

### **Access**

The gated driveway gives access to a turning point and leads to the detached garage block. The existing parking provision is maintained as there are no works to the front of the property. Level access is provided to the newly formed entrance lobby and level access / egress to the rear garden from the new extension. The grounds have a Southerly rear aspect with patio areas providing a wide choice of seating options along with a pond with waterfall feature and landscaping. There is a summerhouse which was formerly stables.

### **Heritage Statement**

The original house frontage is not affected by the development proposals, maintaining its historic form, and making a positive contribution to local character and distinctiveness. There are no listed buildings within the DY9 OEG area according to the Historic England database. Nothing of significance was found when searching the Worcestershire Archive and Archaeology Service Catalogue of Archives or The Online Archaeology Library.

Stone Farm House sits outside of the designated Broome Conservation Area Boundary. Given the scale of the development coupled with the distances involved the impact on the existing buildings identified is exceptionally limited. The property is set back within its curtilage minimising any impact on the street scene. Additionally, the extension provides a single storey lightweight glazed form between the existing house and garage and as such the increase in building form is minimal. Furthermore, there are only limited public views afforded of the site. These factors when taken together ensure any impact on the character of the area is negligible.

Therefore, it is concluded that there is no conflict between this proposal and the National and Local Plan policies that aim to protect Heritage Assets and their settings.





Fig. 8: View of front elevations of main house and double garage.

Flood Risk Assessment Stone House Farm is in an area at low risk of flooding as confirmed through the UK Government flood warning information service. The map below shows there is no risk of flooding from rivers or the sea.

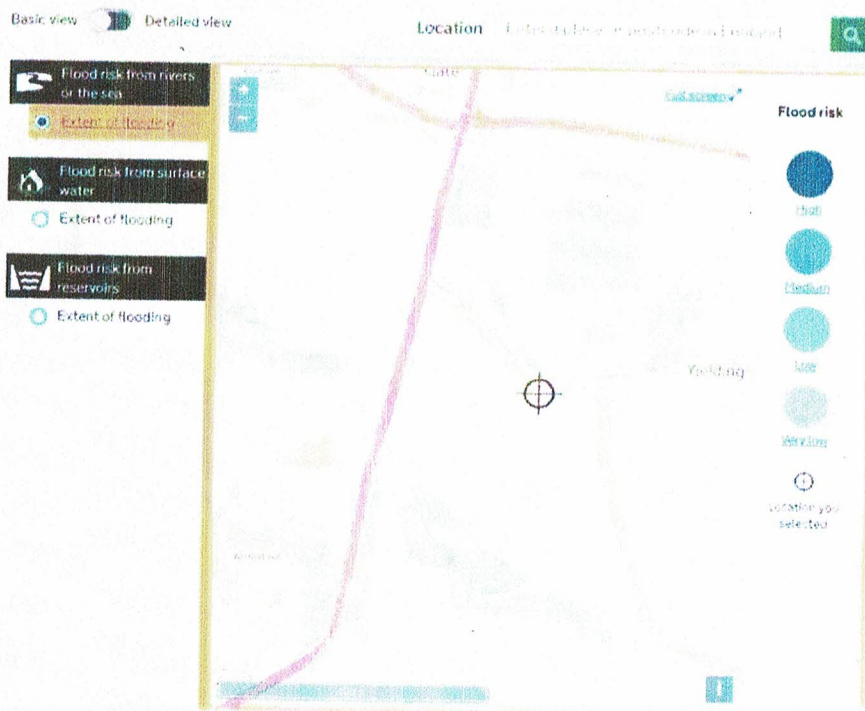


Fig. 9: Flood Risk from rivers or the sea

The map below shows there is very low risk of flooding from surface water.

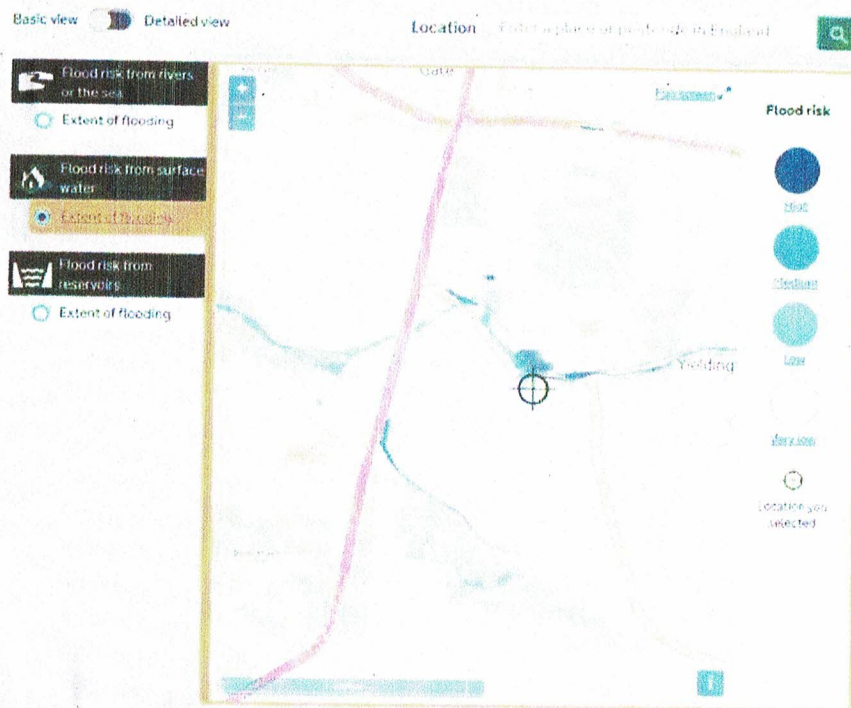


Fig. 10: Flood Risk from surface water

Tree Survey / Arboricultural Statement There are no trees affected by the extension proposals.

#### Preliminary Ecological Assessment

A preliminary ecological assessment is not required. The extension works are located between the existing main house and garage which is hard landscaped. There are no soft landscaping features or trees affected and therefore no impact on local wildlife



Fig. 11: View towards side elevation of main house where new extension will be located.