

Design And Access Statement. 26.03.2013

Moat House Brockholds Farm

Rear Extension and interior remodeling

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1.0 Introduction

1.1 Initial Planning advice

Preliminary scheme drawings were submitted for pre application advice and a response from Planning Officer Mr. Michael Chalk -East herts District council reference S/13/0063/01 is tabled below.

"The property is a converted barn, and in general we would expect the windows and doors to such a property to be of simple design and construction. The appearance suggested in your submitted drawings appears to be acceptable in this regard. Our Conservation Officer, Sarah Leete-Groves, has suggested that you consider thin, metal frames with a dark finish which she considers would appear complementary to the exterior of the building.

With regard to the proposed extension, I consider that this generally would be of an appropriate scale and relationship to the original house. The property does not appear to have been extended, and although the extension would be substantial it appears to be proportionate to the scale of this

rural property, in line with policies ENV5 and GBC3 of the East Herts Local Plan Second Review April 2007.

However, both myself and the Conservation Officer have reservations about the detailed appearance of the extension. We feel that the extent of glazing would appear incongruous in relation to the more solid barn, particularly when viewed in tandem with the solid roof. I have attached a scan of an extension (photo 97), the design of which we consider would be more appropriate in this location. This design achieves a more satisfactory balance between the fenestration and more solid materials, and I suggest that you consider a solution of similar type."

1.2 Existing building

Moat House is a thatched barn previously converted to create 2No residential dwellings divided through an open bay.

The barn has a grade 2 listing and the pre conversion List entry states : Barn. Early C17 altered in C19 and extended 2 bays to W. Timber frame dark weatherboarded on red brick sill. Flat pitched roof now of corrugated iron. A 6-bay double aisled barn with 2-bay W extension, facing S. Double doors in 4th bay from E and in 2nd bay from W. Heavy jowled posts on spur sill-walls, with curved braces to arcade plates. Face-halved bladed scarf joint over each post. Cambered tie-beams and sinuous braces in midstrey. Straight tension braces in walls. Queen strut roof altered to flatter pitch and aisle walls heightened in C19. Three and a half bays of aisle at NW widened and rebuilt in brick in C20.

Listing NGR: TL3645922860

The existing accommodation after conversion has two floors with attic space. Ground floor comprises living, Dining, Kitchen and Utility area with bedrooms and bathrooms to the first floor. An open gallery is located at first floor giving a double height volume to the Living area.

2.0 Design Component

2.1 Amount and type of accommodation

The proposal is to construct a single storey mono pitched 8 x 4m garden room to the North (rear) of the house

The room will effectively extend out from the existing living room space.

The existing ground floor and first floor accommodation will be remodeled to improve circulation and the existing stair core will be extended to access the converted attic space.

2.2 Layout

The interior remodelling is proposed primarily to improve circulation and link Kitchen Dining and Living functions and integrate with the new garden room extension.

The existing staircore will remain and be extended to the second floor attic space which will convert to a study area.

The existing timber frame structure will not be compromised in creating a less compartmented ground floor space

2.3 Scale

The scale of the Rear mono pitched extension will be subservient to the dwelling house and as acknowledged in the pre application advice is considered an appropriate scale and volume.

The interior remodelling does not affect on the existing building footprint .

2.4 Landscape design

The rear extension will enjoy views tot the north of the site and a future proposal will be to landscape the terrace up to and as a continuation of the existing lawned garden.

2.5 Appearance

The rear extension will be constructed with contrasting materials to the existing featherboard clad house.

Non corrosive recycled Zinc panels will abut with toughened glass in slim steel frames to form the roof and walls . A glazed margin will form a break where the extension abuts the house to create a visual separation. The whole will be seen as a light structure with an element of transparency both when viewed from within the house and from the garden.

The glazed doors will slide back into the solid wall elements to maximise natural light into the existing house and to create an inside /outside sheltered living space.

The existing windows to the house will be replaced with simple slim framed painted timber casements. These will maximise natural light ingress .

3.0 Access component

3.1 Principles leading to design

The proposal seeks to improve access and egress to the rear of the house for the enjoyment of the terrace and garden . The open plan layout will accommodate this and the extension is easily accessible to and from the rear garden area.

3.2 Key accessibility issues

There are no key accessibility issues

The first floor is fundamentally unchanged and the attic space will be accessed by a continuation of the existing staircase.