

Design & Access Statement

Renovation and extension of existing 'Brook Hall Bungalow'

Introduction:

This design and access statement is produced to accompany a planning application to allow for the renovation and extension of the property currently known as 'The Bungalow' at Brook Hall, Edwards Lane, Bramfield. The greatly improved property will still be very much 'part of the estate', whilst bringing the accommodation offered up to date, with modern heating, lighting, insulating and water consumption properties.

Access/Highways

This proposal allows for an enlargement of the existing parking and turning area. The existing property uses a mixture of the existing farmyard and the verge area between the driveway and the existing property for vehicle parking and storage. The new property will have an off drive turning/parking area and cart lodge for parking, with an access at the end of the existing garden boundary wall.

The property is approximate half a mile away from the public highway and as such should have no new impact on the public infrastructure.

Existing Building

The property currently known as 'Hall Bungalow' was created from existing farm buildings sometime probably during the early part of the 20th century. The building was improved and extended in the 1950's, but little else has been done since then. The building was constructed with solid brick walls, without any damp proofing or insulation. The property has little to no roof insulation, the heating is very basic and the wiring is very dated. Improving the condition of this property would offer much better living accommodation for the occupiers, whilst giving massively improved EPC performance.

Heritage/Visual Impact

The farmyard at Brook Hall is an ever changing location, due to the nature of a working farm, and its requirements. With that in mind the area immediately to the North of the property concerned has retained its character as a rural 'farmyard'. The buildings to which this property is attached have recently been renovated. This was done in a sympathetic manner, retaining the buildings original character, using multi paned windows and old red bricks wherever required.

The Hall, which sits approx 80m to the East of this area of the farmyard, is listed. This has also been completely renovated and improved over the last few years. The last building (other than working farm buildings) within this farmyard area, that is to be dealt with is the 'Bungalow'. This property has

been lived in for many years by a couple who lived and worked on the farm. Sadly this couple moved out recently. This change has highlighted just how dated this property has become and how badly improvements are needed.

The visual appearance of the new property has been designed to be as similar to the existing as possible, especially along the North elevation, allowing the existing farmyard feel to be retained. The rest of the building has been designed to take best advantage of the views offered across the valley and over the owners own farm land.

The existing cart lodge, viewed mostly via the western elevation, currently has a open feel with timber posts. This form will be retained using timber over brickwork dwarf wall infill between/behind the timber post layout.

The building will be built using 'soft red, multi' type bricks, and a modern clay pan tile. This will allow the new extensions to blend in with the existing old red brick buildings to the East.

The cart lodge to be built to the South will be a timber structure with pan tile roof covering to match the new property. The timber nature of the new cart lodge will match in with the surrounding farm buildings, and natural surroundings.

Disabled access

The existing property does not offer any specific access to any form of disabled occupant. The doors are narrow, and although the property is single storey, there are steps and thresholds that a wheelchair user would find difficult to navigate.

The new property has the benefit of having all the requirements for full usage of the house contained within the ground floor. This means that everything that is needed to live in the house will be within easy reach of any wheelchair user or person of limited mobility.

Renewable energy/sustainability

The new property will be built using high levels of insulation, meaning that the amount of heat needed to warm the house, and therefore energy required, will be minimal. In addition, these requirements will be met using green solutions. The main heating and hot water will be provided by an air source heat pump. The electric required to run the ASHP will be supplemented by a solar PV installation, located on the south facing roof of the building immediately to the East of the new house. This obviously isn't directly on the new property, but will help tie the old and new of the farmyard together. Whilst also linking various pieces of the existing estate together. The hot water provision for the property will be via a new solar thermal installation on the south facing roof space, as shown on the proposed plans.

Landscaping & Boundary Treatment

The external areas of the property will be laid out in accordance with the supplied plans. The patio area to the rear will provide space to enjoy the views to the South. The general garden landscaping

will merge with the existing grassland to help the estate blend all its locations into one large entity. The boundary to the East will be similar to the timber fencing that is currently in place, although the existing is in a poor state of repair, which will of course be improved by replacing the fence with new.

All other areas around the buildings will be laid to lawn.

Drainage

Surface water on the estate is dealt with via a mixture of ditches, ponds and drainage lagoons. The surface water from the existing property currently discharges into the surrounding ditches, eventually leading into larger ditches that cross the estate. These same outlets will be utilised on the new property.

Proposed use.

This new property is being built to offer accommodation to the existing site managers. They are a husband and wife team who run the house and estate on behalf of the owner, making sure that everything is looked after, safe and secure. The existing accommodation for this role is approximate 600m away from the main farmyard. Moving to this prime location will help with everything from being on site to take deliveries, to aiding with security, and minimising fuel and wear and tear on vehicles as they travel between the two locations.