ALTERNATIONS TO AND INCREASING HEIGHT OF PREVIOUS EXTENSION TO PROVIDE FIRST FLOOR ACCOMMODATION WITHIN ROOF SPACE AT THE FARMHOUSE, BREACH ROAD, BROWN EDGE



DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

Introduction:

The applicant, Mr Higgins, wishes to extend his home to provide additional accommodation (bedroom and ensuite bathroom) at first floor level to meet the needs of his family. Having undertaken the previous work renovation work our client's desire is to appropriately extend the property instead of having to consider moving elsewhere.

ctd architects have been engaged by the client to review the existing house and undertake a feasibility exercise into how best meet the clients requirements for an additional bedroom and ensuite bathroom whilst respecting the historic importance of the building.
The result of this exercise is a scheme that increases the height of the roof and stone walls above the existing living room and removing the oak framing and large glazed area of the previously approved extension that gained permission in 2005.

Our client has expressed a desire for the proposal to enhance the existing house and retain the existing footprint of the previous (2005) extension where possible.

This Design and Access Statement is to be read in conjunction with the drawings and other supplementary reports submitted as part of the application.

Client:

Mr D Higgins
The Farm House,
Breach Road,
Brown Edge,
Staffordshire,
ST6 8TR

Site Location:

The Farm House,
Breach Road,
Brown Edge,
Staffordshire,
ST6 8TR

Easting – 391595 Northing –353338



Figure 1 – Site Location Plan (NTS)

2.0 EXISTING SITE

Site Description & Land Use

The existing dwelling retains its original, existing use as a C3 Dwelling. The main house was previously part of Clay Lake Farm, and was known as Clay Lake Farmhouse as part of a larger curtilage and hub of a working farmstead.

Planning permission was granted for a replacement dwelling on land adjacent to the applicants in the late 1960's, at this time each was under the same ownership.

Permission was approved for the redevelopment and refurbishment works to the listed farmhouse building in 2005 (SMD/2005/1248).

Site & Planning History

Clay Lake Farmhouse at Brown Edge is a late 17th century small two- cell stone farmhouse with 18th century brick rear extension.
The building was originally two stories with block dressed reveals to the windows on each side and a centralised single entrance door on the South Elevation. It possible that the building formed part of a much larger gentry farmhouse.
19th and 20th century alterations have been made to the building, more recently these works involved relocating and creating additional windows and door openings that included relocating the entrance porch to the left hand side. At the same time a contemporary extension was constructed to the East of the main house.
Prior to the renovation and refurbishment works the property remained empty for about 20 years and was a building at risk. The farmhouse was also listed in March 1986.

The site has been subject to numerous applications recorded with the local planning authority.

SMD/2011/0703 - Change of use of outbuildings to create carport, garage and granny annexe (approved)

SMD/2010/1077 - Change of use of outbuildings to create carport, garage and granny annexe (refused)

SMD/2010/1070 - Refurbishment Internal Alterations and associated works to the former Barns/Stables to change the use to a carport Granny annexe and garage (Invalid)

SMD/2010/1068 - Change of use of outbuilding to create a carport, Granny annexe and garage. (Application Returned)

SMD/2005/1248 - Refurbishment and extensions to existing farmhouse (Approved)

SMD/2004/1488 (01475) - Alterations, single storey side extension and front porch (Refused)

SMD/2004/1489 - Alterations to Listed building (renovation and extension to farmhouse) (Approved)

SMD/1984/0132 - Change of use to holiday cottage (Refused)

SMD/1982/0898 - Conversion of cowsheds etc to dwelling with demolition of former farmhouse (Refused)

3.0 DESIGN CHARACTERISTICS

Amount & Use: The existing C3 use will be maintained. The proposed extension will provide an additional 23.8m^2 of floor space at first floor level.

Layout: The layout of the proposed works will link into the main and original form of the farm house through the formation of a new opening. Increasing the height of the existing stone walls and roof will allow the modestly sized room (when head height is taken into account) to fit into the roof space of the proposed extension.

To facilitate this access, the existing main bedroom will be reduced in size with new internal walls to create an open lobby off the staircase, a dressing area for wardrobes off the master bedroom suite and allow for the formation of a small double bedroom.

Scale: The scale of the proposed work involves increasing the existing ridge height of the single storey extension. Whilst the height of the roof will be increased it is still subservient to the original house and has been kept in keeping with the scale of the existing building.

Appearance: The appearance of the proposed extension follows that of the 2005 approved scheme. The materials pallet and detailing is that used throughout the scheme.

The decision to remove the contemporary front (structural timber, brei solei and large glazed openings) was influenced by the clients desire to make the living room more cosy and snug like. They cite that the space overheats in the summer and is cold and requires extensive heating during the winter months. The proposed scheme wishes to rectify this by adjusting the amount of glazing within the façade. The set of double doors maintains access to the garden and balances the amount of natural light entering into the space.

Walls: Existing Ashlar stone walls to be increased in height in stones to match existing, to include detailing to match existing where it cannot be re-used.

New internal walls consist of timber studs, plasterboard with skim coat.

Roof: Plain Staffordshire Blue Clay Tiles

Windows: Hardwood timber casement windows, to be painted white to match existing with stone heads and cills

Velux or equivalent conservation roof lights to be installed in raised roof

Doors: Black Powdercoated aluminium double doors complete with double glazing

Gutters: & RWP Black painted Cast Iron rain water down pipes with black aluminium half round gutter on rise and fall brackets

Access: Access to the proposed dwelling (off Breach Road) will be maintained. It is not proposed to amend as part of the application.

Landscaping: The existing landscaping surrounding the existing development consisting of stone slabs will be maintained and protected throughout the proposed works.

4.0 CONCLUSION

The proposed application increases the size and scale of the existing dwelling to meet the applicant's needs. The proposed works are in keeping with the main and historic farm house, remaining subservient in size and scale. The scheme takes into account the conservation officers comments of the previous scheme and has used elements of advice within the current proposals.

The materials to be used throughout the proposed works will match the existing and are more traditional than the current single storey extension. The proposals take into account the applicants experience of living within the house for over 10 years and takes into account the amount of natural light and solar gain experienced, and seeks to positively alter this with the proposed scheme.

We believe that the proposals will enhance the building and make a positive contribution to the existing building. It would allow the owner to both meet the current needs of his family and further extend the house (following on from earlier renovation work). This will mean that they can continue to live in their home rather than potentially needing to move.

We consider the proposed works to be a high quality contextual scheme that satisfies the need to enhance the historically important building and is appropriate in planning policy terms.