

Design & Access Statement

Use

The proposal is to replace an existing garage and workshop with a residential annex, adding flexibility to the existing house by providing a bedroom with level access

Amount

The existing garage and workshop has 70 sqm of gross internal area. The proposal is for 82 sqm at ground level, being a marginal increase of 12sqm, or 17% over the original.

Scale

The existing garage and workshop has a main structure with a pitched roof whose ridge is 3.8m above ground level, and various lean to additions to this. The proposal is for a simpler single structural form with a pitched roof ridge about 4.7m above ground. Although this is 0.9m higher than the existing, the site is about 1.2m lower than the ground floor of the main house, so the ridge will be about 0.9m below the height of the eaves of the roof of the main house. The proposed building, with a ridge height of 4.7m above ground floor, is smaller in scale to the neighbours outbuilding to the east which has a ridge height of about 5.2m and a room in the roof.

Layout

The ground floor entrance is in the centre of the long east side, allowing an efficient division of the floor into a living area facing the extensive grounds to the north, and 2 bedrooms facing the access & drive.

Appearance

The simple form of a low pitched roof over single storey walls with gable ends is similar to many Victorian & Edwardian domestic out-buildings, and the traditional small paned windows add to this character. The timber structure is clad in featheredge boarding stained dark grey to contrast with light painted timber fenestration. Exposed rafter feet and gutters hung on steel brackets with no fascia will further add a flourish to the basic character, and the natural slate roof will match that being replaced. The building will appear modest in relation to the Farmhouse, sitting both behind and lower than the front elevation. There is a landscaped bank to the west which will largely obscure visibility between the two buildings.

Affect on Neighbours.

The proposed building will be 1.1m further from the boundary to the oast house to the east. It is very similar in scale to the outbuilding to the east which has a ridge height of about 5.2m. The attic gable window of this building will overlook the east elevation roof which has no windows, and to a lesser extent the east wall and entrance door although this will be partly obscured by the existing boundary fence.

Landscaping

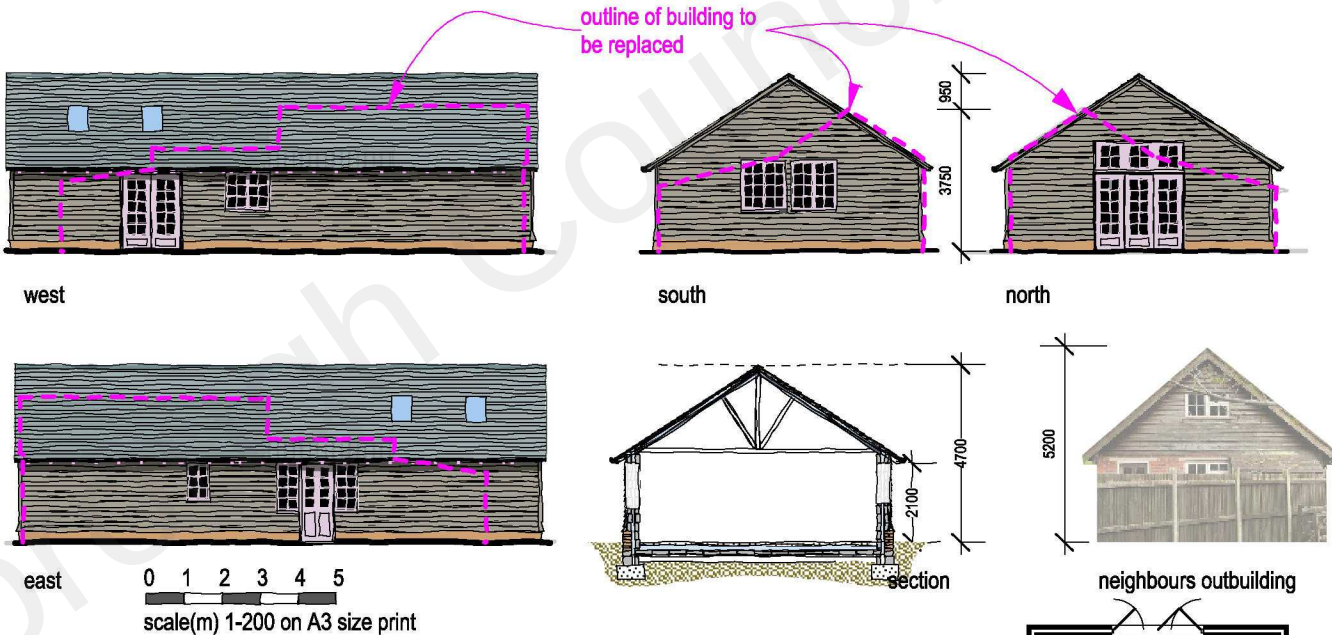
There are 2 trees which will be removed, both of which are growing in close proximity to the existing structure, that to the NE corner being a sycamore, and that to the NW corner being in poor condition and badly leaning.

Access

The access and parking arrangements stay as existing, as the building to be replaced is no longer fit for use as a garage, being too small for modern cars. Plentiful garaging and parking exist to the south of the Farmhouse adjacent to the access drive.



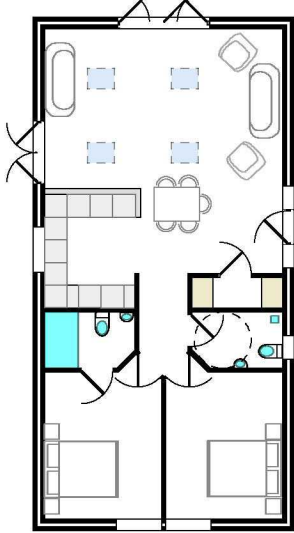
south - showing the garage behind the main house



view of the existing south elevation looking east towards the neighbours outbuilding, which is of a similar scale to this proposal



view of the existing north elevation looking south towards the neighbours outbuilding, which is of a similar scale to this proposal. The 2 trees in the foreground are to be removed.



ground plan

Heritage Statement

Heritage Asset affected by the proposal

Old Pond House, listed Grade II, no. 1350237:

'Late C15 timber-framed "hall" house with plaster panels and curved braces. Ground floor faced red brick with blue headers. Hipped thatched roof and thatched porch. Casement windows and hipped dormers. Central chimney stack.'

Assessment of Impact

The setting of the listed building will not be harmed, as the proposal replaces an existing outbuilding, adding just 3sqm in footprint. The building is set 11.75m to the side of the main part of the thatched house and the grounds remain as they are. There is an increase in ridge height which will be marginally visible from the house behind some existing mature shrub planting. The form and materials used are traditional and will maintain the character of the setting.

Mitigation Strategy

There is no identified negative impact on the 'heritage asset' and therefore it is not considered that any mitigation is required. The visual impact has been described above, and will not be detrimental to Old Pond House.

CLIENT;	H. Hinde
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