

design & access statement

circle architecture

Project:
Rose Cottage
Peterchurch, Herefordshire

27th January 2023





01 Site

Rose Cottage is situated just to the west of the hamlet of Hinton, which is just to the south of Peterchurch in the Golden Valley North Ward and the Parish of Peterchurch Herefordshire. Peterchurch Parish is situated some 12 miles west of Hereford City and is within the LSOA (Lower Super Output Area) of Fairfields. The ward contains some 3100 residents and has an area of 107 square kilometres. Surrounding the existing property is primarily agricultural land. To the south is a public right of way (PR27) that begins at Long lane and heads south west past Oaklands Farm. Chanstone Wood is the nearest SSSI some 3 miles to the south. The River Dore runs north west to south east through Peterchurch.

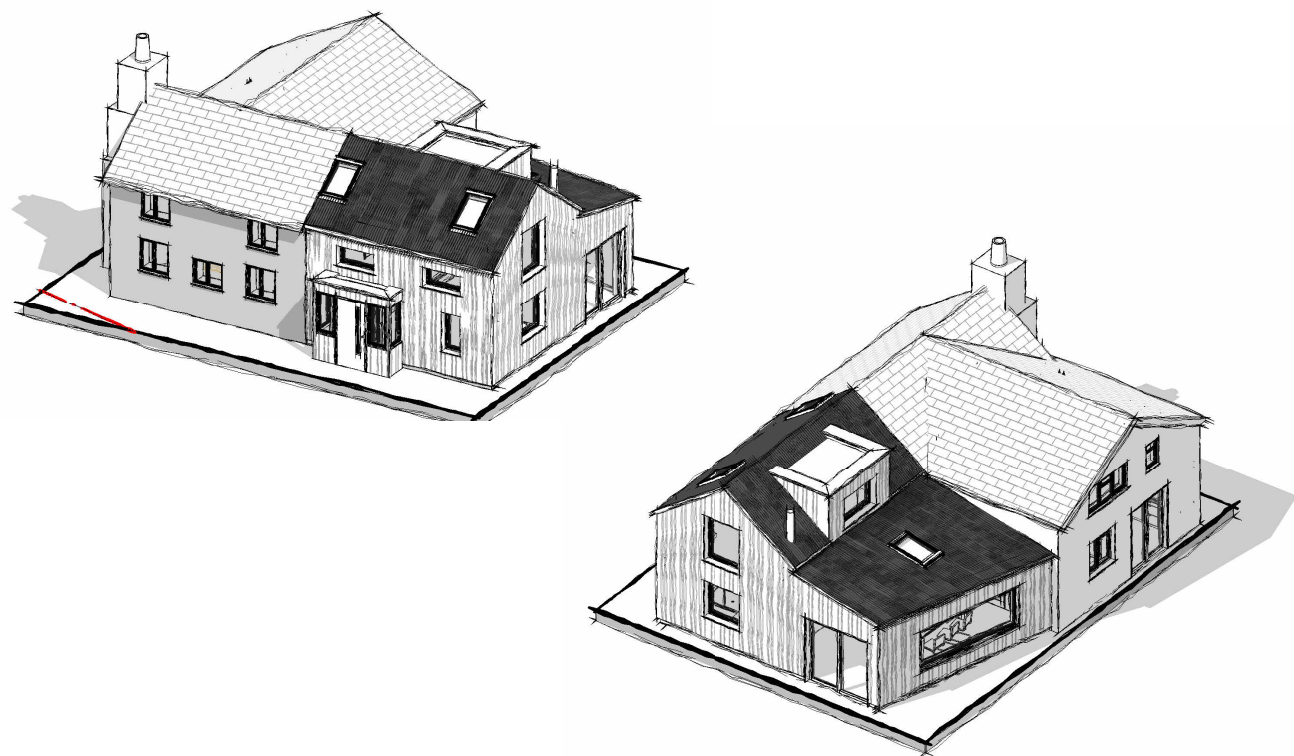
02 Existing Building

The current building consists of a three bedroom dwelling with family bathroom, kitchen diner, living room and garage. The oldest part of Rose Cottage is constructed from stone and has been extended to the rear and east with a 1980s construction.

The property boundary extends along the roadside and seems to have been in this form for over a hundred years. A small area of land on the opposite side of the road is also part of the property's curtilage.

Peterchurch used to have an animal market and word of mouth suggests that a number of cottages on Long Lane were the hostleries/lairages that the herdsmen and animals stayed in overnight.





Axonometrics showing the proposed addition adding to the sequential evolution of the elevations.

03 Proposal

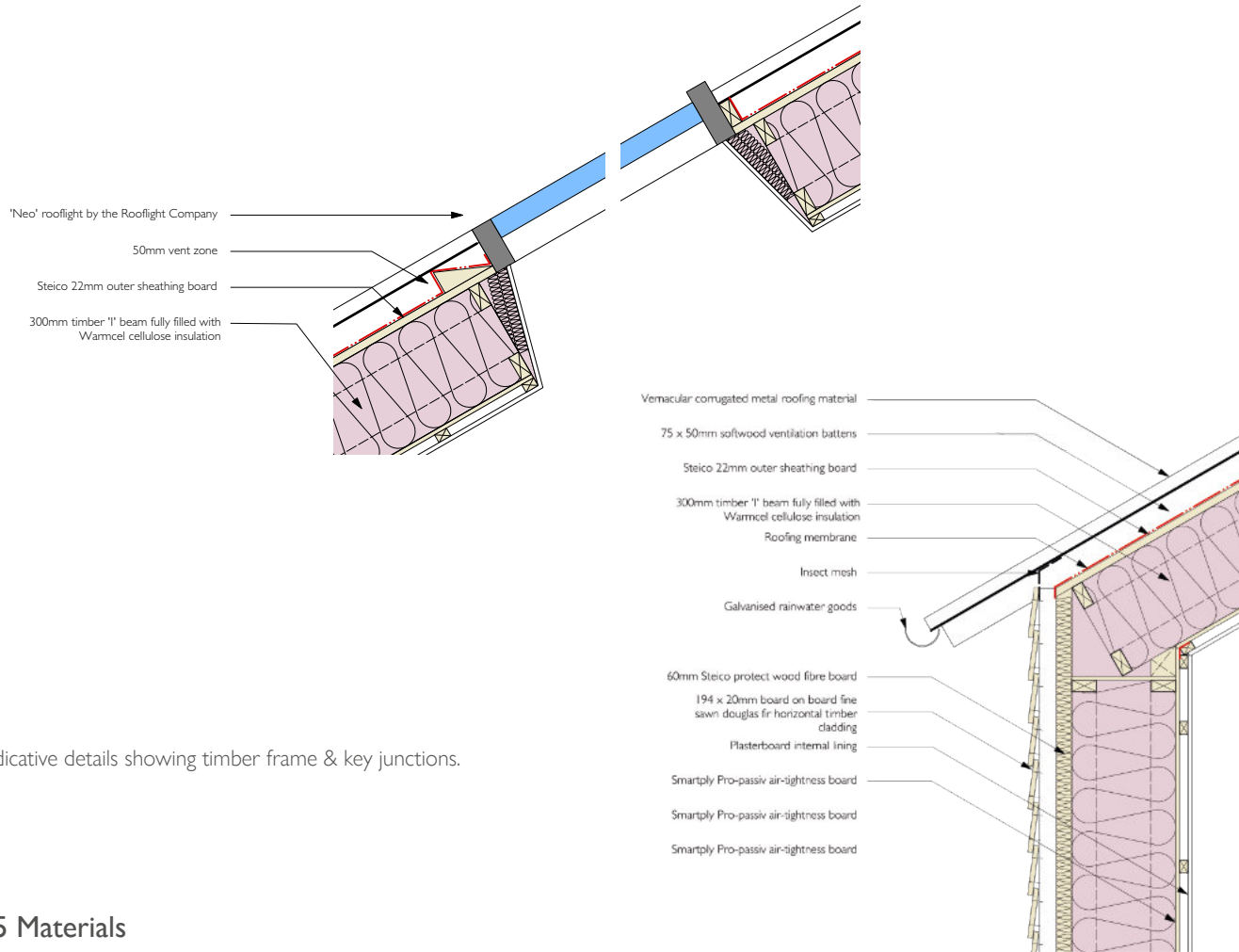
The proposed extension looks to build off the existing foundations of the garage on the eastern facade of the building while pushing the footprint further to the north by a small amount. The garage will be converted into a new entrance to the property with small utility space, WC & shower and separate dining room. A separate staircase will service a new master bedroom, formed by extending the roofline of the existing house.

The proposals seek to retain the historic stone dwelling as much as possible while adding an additional bedroom over the current garage area. The proposal will provide a house with four bedrooms (two of which doubles), a first floor family sized bathroom (existing); rearranged entrance position and utility space; large dining room, large kitchen and living room/snug.

In order to clearly define which area is new and which old, the stone area of the current dwelling will be stripped of concrete render and limewashed, the new extension will be from timber construction and use a locally sourced timber cladding in order to match the local material palette. These proposals are sustainable, low carbon, local materials. The cladding will replicate local cladding seen on barns and dwelling houses nearby.

The extension is designed to provide a modern, efficient, low energy addition while renovations to the existing will reduce over all energy use and create a healthier, breathable construction.

Photograph showing linear rural building elevational evolution in Herefordshire



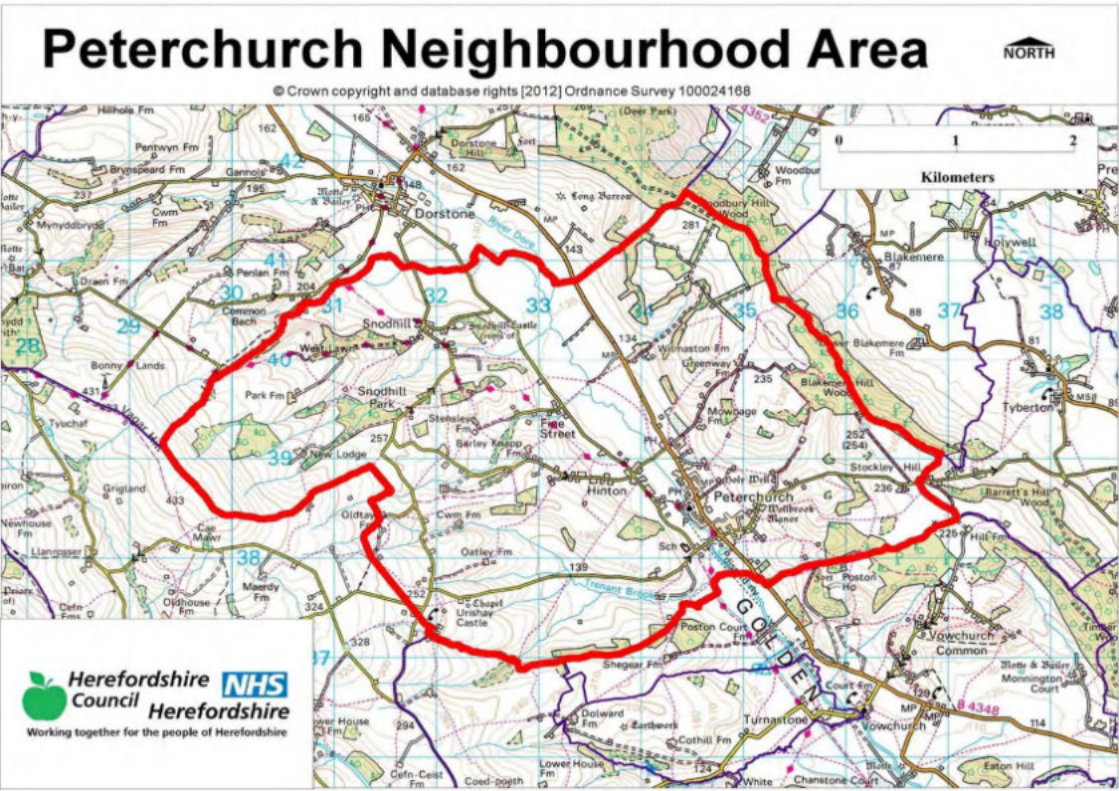
Indicative details showing timber frame & key junctions.

05 Materials

The proposed conversion seeks to use complementary materials such as cork and lime insulating render, timber frame construction and recycled newspaper insulation to provide high levels of thermal protection. These materials are inherently hygroscopic, meaning that they naturally absorb and release water vapour as and when the environment changes. This strategy helps to prevent condensation and protects the existing structure.

The proposed cladding would be local untreated timber such as Douglas-fir. Untreated Douglas-fir cladding will turn a gentle silver grey over time and with a well ventilated void behind will last for many years. Behind the cladding the timber frame will extend over the existing foundations beneath and create a 300mm thick fully insulated timber frame.

The roof would seek to use a natural coloured, pragmatic standing seam metal material in order to reflect the contemporary nature of the conversion. New windows will be highly insulated triple glazed and designed to Passivhaus standard, externally they will have a powder coated aluminium sheathing that will not need recoating for many years. Passivhaus standard windows have three air-tightness seals, giving them a class four level of air-tightness which reduces draughts and improves internal comfort.



Peterchurch Parish boundary

07 Planning Policy

The design approach aims to complement the surrounding environment and maintain a local distinctiveness by the use of natural and sustainable materials and detailing; it seeks to reduce energy consumption and water usage by utilising a sustainable method of construction that also sequesters carbon from the atmosphere.

National Planning Policy Framework (February 2019)

- Section 2: Achieving Sustainable Development
- Section 12: Achieving Well Designed Spaces
- Section 14: Meeting the Challenge of Climate Change
- Section 15: Conserving and Enhancing the natural env.

Herefordshire Local Plan - Core Strategy 2011-2031

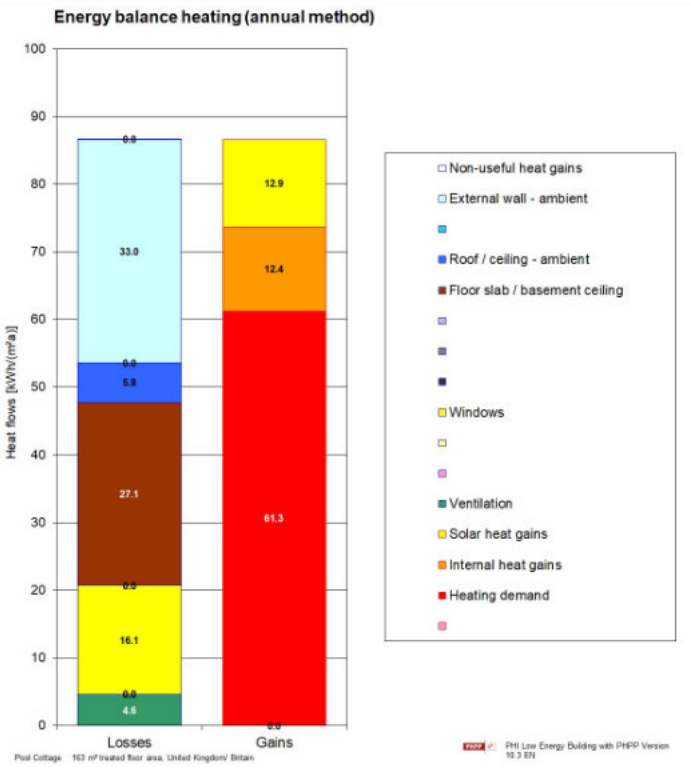
- SS1: Presumption in favour of Sustainable Development
- SS6: Environmental Quality & local Distinctiveness
- SS7: Addressing Climate Change
- SD1: Sustainable Design
- SD3: Sustainable Water Management & Water Resources
- SD4: Wastewater treatment and River Water Quality
- LD1: Landscape
- LD2: Biodiversity
- MT1: Traffic

Peterchurch Neighbourhood Development Plan (NDP)

- POLICY P1 – NEW HOUSING DEVELOPMENT IN PETERCHURCH VILLAGE
- POLICY P2 – ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF HOUSES
- POLICY P6 – LANDSCAPE
- POLICY P7 – LOCAL GREEN SPACES AND INFRASTRUCTURE
- POLICY P9 – DARK SKIES

08 Access

The impact of extending the current dwelling will enable better access including WC access on the ground floor, a new stair arrangement to access first floor master bedroom and a layout which better allows wheelchair or ambulant access at first and ground floor levels.



Indicative PHPP analysis showing initial findings of improvements to building fabric of a similar building giving a heating demand at 61.3kWh/m2a

09 Sustainability

By increasing insulation levels and improving air-tightness levels, the heat created inside a building can be retained in lieu of heating. This has the impact of not only improving internal comfort by removing drafts but also by decreasing the demand for energy that would otherwise be used for heating.

If appropriate, a Mechanical Ventilation Heat Recovery (MVHR) unit would be used to supply fresh, filtered background ventilation. This unit would also reduce energy demand and thus the heating bills by recovering heat from stale air exiting the building in order to warm fresh air entering the building. This increases oxygen levels for the inhabitants and reduces internal particulate pollution.

The new extension, being constructed of mainly timber (structure and insulation) sequesters carbon from the atmosphere and helps temper climate change by fixing this carbon within the structure of the building. The only concrete in the building will be the slab which if possible will be reduced further by the use of recycled binding agents such as GGBS (Ground Granulated Blast-furnace Slag) which could be sourced from the nearby Port Talbot smelting works.

An electric car charging point would be installed to the front of the property allowing a small, city type low carbon vehicle to be used when walking is deemed inappropriate.

“Contemporary additions to old buildings continue the tradition in this country of a beautifully evolving practicality and pragmatism”

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