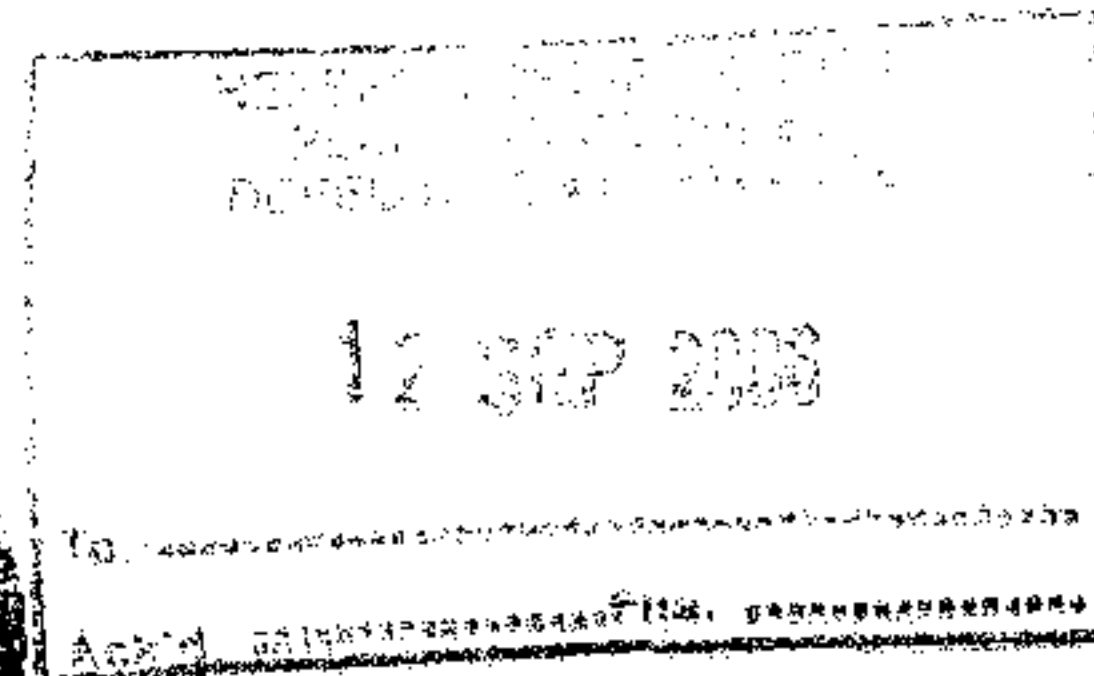


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## **DESIGN, & ACCESS STATEMENT**

### **PROPOSED DEMOLITION OF EXISTING REAR EXTENSION AND ERECTION OF A REPLACEMENT REAR EXTENSION AND A DETACHED GARAGE AT “THE SWALLOWS”, BLACK HOLE LANE, BARTESTREE, HEREFORD.**

The existing house at “The Swallows” is a Grade II Listed Building. The original element of the house is of oak framed construction with rendered infill panels, and consists of two bays and two storeys under a roof of natural slate, and with a frontage to Black Hole Lane. Two lean-to extensions have been constructed to the rear and these finished with painted brick and shallow pitched slate roofs.

Although the existing house is in a rural location it is relatively close to the local facilities available in the village of Bartestree, and a public transport link from there to the more extensive commercial and transport centres of Hereford and Ledbury. A drained and level access will be maintained from Black Hole Lane to service both the house and the proposed new garage. The proposed replacement rear extension will incorporate a ramped access to allow an ease of entrance to those of all ages and physical abilities.

The existing extension to be demolished is a lean-to of painted, solid brick construction under a shallow pitch slate roof. The damp proofing provisions are inadequate and the thermal insulation provisions are minimal, so that the building is thermally inefficient and wasteful of resources. The proposed replacement extension will be of sustainable and energy efficient construction. The external walls will be finished in a combination of smooth, lime-rich render, and timber boarding to harmonise with the rural nature of the site, and to avoid visual conflict and confusion with the two bay, exposed oak frame structure of the original dwelling. Following our clients meeting with the Planning and Conservation Officers we have reduced the ridge of the two storey rear element to provide a visual break, which has been amplified by the use of timber boarding on this element to accentuate its subsidiary status. The proposed garage will be of a simple traditionally jointed oak frame construction with timber boarding to the infill panels, (with the exception of the East Elevation which

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will be rendered to comply with Building Regulations spread of flame requirements), and will have the scale and appearance of a modest agricultural building.

We are proposing to construct the extension using an internal, traditionally jointed, (i.e. morticed, tenoned, and pegged), simple internal aisled oak frame, with the external walls constructed from a Structural Insulated Panels System (SIPS) ), which recycles waste material from the timber industry and possesses exceptional thermal insulating properties. This form of construction is a variation on our successful Pearmain Cottage range, which has recently been awarded the prize for the Best Eco Self Build House of 2005 by the Norwich and Peterborough Building Society. The use of green oak, SIPS, and softwood framing represents a structurally economic, thermally efficient, and environmentally sustainable form of construction. Timber is a naturally occurring resource which is capable of replenishment, and has numerous environmental benefits as it grows, providing a food source and habitat for wild life, and absorbing and converting carbon dioxide, the principal "greenhouse" gas, to oxygen. The energy required to convert the raw material to a building component is substantially less than that for masonry or steel elements. In addition we as a company have a policy of trading only with suppliers who operate established and approved comprehensive replanting and regeneration programmes.

A. Ewart Hutton BA.  
For Border Oak Design & Construction Ltd.

