

# DESIGN AND ACCESS STATEMENT



## Evan Hay Farm, Elton, Herefordshire



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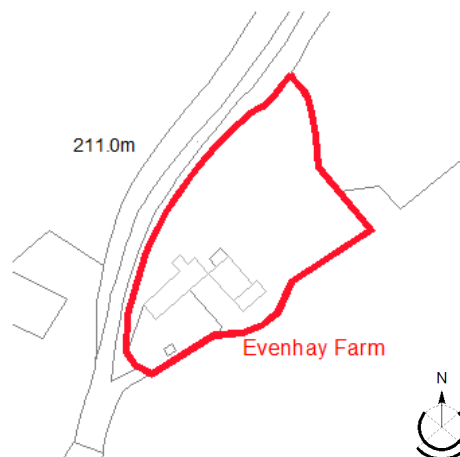


**Fig 1:** Aerial view of the House location,

## 1.0 | Site

Evan Hay Farm (Even Hay Farm) is located in open countryside in the Parish of Elton, approximately four miles south – west of Ludlow, Shropshire.

The site is broadly an isosceles triangular in shape, with a short driveway off the unnamed public highway located off the apex.



**Fig 2:** Site Layout





**Fig 3:** Old Aerial view of the house and garden

The site sits at the bottom of a sloped field running along the south –east boundary with mature hedgerows to this aspect. A post and wire fence defines the boundary with a disused field gate giving access to the wider original land holding



**Fig 4:** View West from adjacent field to House and Barn



**Fig 5:** View towards Western boundary – driveway to the right of image.

To the north – west the boundary is formed by scrub planting and trees to the public highway, with a metal field gate defining the site boundary to the driveway

Immediately within the site adjacent to the driveway there is a dilapidated timber outbuilding, and a surface level septic tank (fig 5.)

To the north of the site the rake of the land continues downwards as lawn, planted borders, and an extensive vegetable garden that has gone to seed.



**Fig 6:** View from North – towards house

The site is bounded by mature trees, and topography is such that the house which sits centrally on its plot feels in something of a hollow.



## 2.0 | Existing House

The property is a small farmstead/ holding and is comprised of 2 principle elements, a farmhouse and a detached barn.



**Fig 7:** Relationship of house and Barn – Viewed from south

### Farmhouse

The farmhouse is a detached 2 storey property which dates to the 17<sup>th</sup> Century and is Grade II listed. The main house is an atypical cottage in origin with a timber frame structure with render panel infill. The property has been extended in the 20<sup>th</sup> Century with a brick (painted) built 2 storey extension to the south – eastern aspect.



**Fig 8:** View from higher field North west showing dominance of later extension

There is a brick (undressed) chimney stack on the South –west gable, with a concrete pantile roof across the house. To the southern aspect there is a single timber frame flat roof dormer with asphalt finishes, and on the northern aspect a pitched roof dormer over the back door.



**Fig 9:** Chimney Stack



**Fig 10:** Northern Boundary



**Fig 11:** View back towards house

On the north aspect at there are single storey rendered stone extensions to the building footprint around the base of the chimney stack which are bread ovens.

Windows are generally painted timber casements and 20<sup>th</sup> Century in origin.

The fabric of the existing building is poor and deteriorating in places. The proximity of the surrounding banked landscape to the house's modern extension (Fig 10) and of vegetation and trees on the north- west aspect has lead to effects of damp and moss growth.



## Barn

The barn is a detached building which runs perpendicular to the main house. The building is substantial oak framed structure of indeterminate age, but is listed in curtilage with the main house.

The building is rectangular in form with walls constructed from a combination of red brick and horizontal oak weatherboarding. The roof is corrugated metal sheeting.



**Fig 12:** View West towards Barn, from high level southern boundary

Openings to the building are generally to the south-eastern aspect, with the more substantive brick walls here. The north –east aspect is more ‘solid’ with a timber cladding over a brick plinth detail. There is also a pair of double doors on the south- west elevation which currently provide the main access to the building.



**Fig 13:** North East Elevation



**Fig 14:** South East Elevation



**Fig 14 & 15:** Barn – internal views

There are 2 simple lean to extensions to the barn; a corrugated metal clad element to the north-east aspect; and a timber clad cat slide to the north west aspect which incorporates a rubble stone plinth detail.



**Fig 16 & 17:** – Barn Lean to extensions



### 3.0 | Design problem

Johnson Design Partnership (JDP) were approached by our clients in 2018, and tasked to develop proposals which would allow for the refurbishment and extension of the existing accommodation.

The property has been in the family for some time but is in need of renovation; and our clients are looking to relocate to it. Our brief was developed on the following lines:

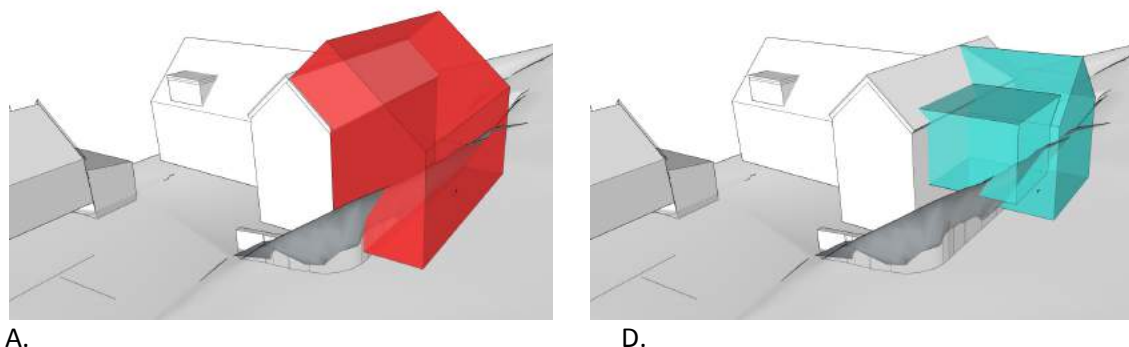
- To create an additional bedroom, potentially with en-suite
- To review existing 20<sup>th</sup> century house extension with view to modify width to provide more usable space e.g. a larger kitchen.
- Aesthetic improvements to the existing extension to better relate to original building
- Look at conversion option for existing barn to form ancillary accommodation
- Review existing house roof and potential for upgrade of fabric
- Maximise connection to the garden and views over the countryside, whilst maintaining privacy from adjacent road

### 4.0 | Design concept / evolution

A variety of options were developed and discussed with the client, which then informed materials to be submitted as part of a pre- application advice request (ref 180108/CE). Discussions leading up to the application have been ongoing with Mr Hugh Shannon the Historic Building's Officer.

#### House Proposals

It was recognised at an early stage that the options of extending the principle house further with a substantive extension were limited, principally because of the scale of the existing modern extension to the original house/ cottage. This extension is of a narrow footprint which restricts the flexibility of its accommodation for renovation. Options were therefore looked at to remodel and extend the original extension.



**Fig 9:** Preliminary Massing Studies: Re-modeling existing extension

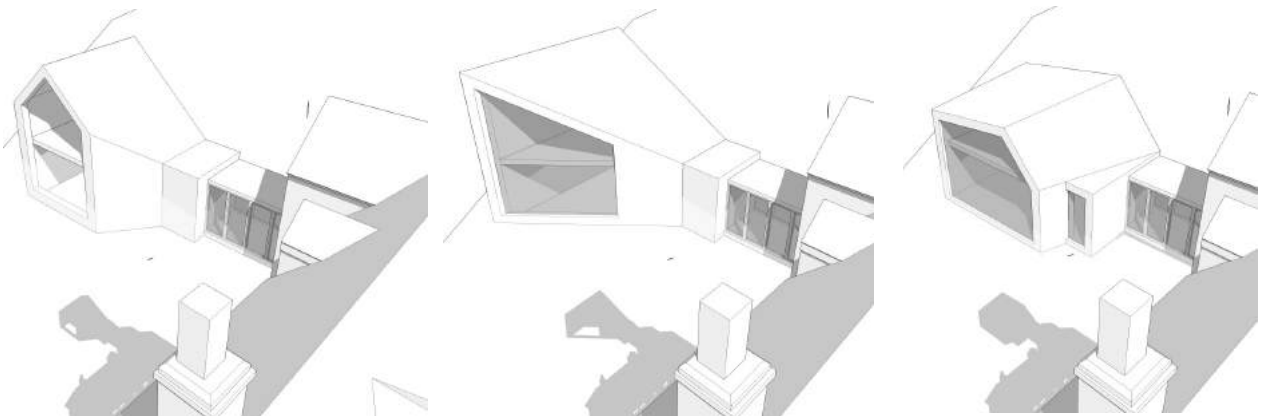
A notional concept of a further 2 storey extension on the south east was developed as a starting point (Fig 9 - Option A) but this approach was dismissed as part of the pre- application discussions because of the effect on the “primacy of the original listed Building”.

It has proved problematic to incorporate the necessary extension to the original building footprint, so as to allow for both an improved kitchen and an additional bedroom.

- Instead in consultation with the Historic Building's officer, proposals have been discussed to allow for single storey extension to the 20<sup>th</sup> Century element of the house, with agreement in principal (subject to detail) for an extension to the south –east aspect which would allow for a larger kitchen space.
- There has also been discussion on a small scale single storey extension to the North – east gable of the existing 20<sup>th</sup> century building. The benefit and usability of this is limited however and the perception is that the “cumulative harm of two new extensions to an already extended small house is considerable”.

The additional requirement for a further bedroom and the feasibility for a separate/ additional annexe to the garden space, has led to discussions with the Historic building Officer of a concept based around a separate building within the garden but connected back to the main house by means of a glass link.

This concept of a separate built form has been developed as and forms the basis of the submission proposals.



**Fig 10:** 3D model Studies on form of extension

### Barn Proposals

The barn is of a substantive construction and is understood to be readily convertible. Advice received as part of the pre-application advice service was that any proposals should respect the original building's proportions.

Advice received from the Historic Building Officer was that the existing barn extensions could be removed, and there was an agreement in principal for a replacement structure to the north –west aspect to allow for a bedroom; and discussions about an extension to the north – east aspect.



## 5.0 | Design solution

The client's and our shared aspiration is that any remodelling or extension to the house would be both sympathetic to the existing house, and subservient to it but without recourse to pastiche of design.

The aim is to recognise the intrinsic character of the original building and look at ways to enhance the setting and aesthetic value of the Listed building whilst delivering an suitable standard of accommodation which meets the requirements of the client.

The design proposals cover 4 areas, namely the works to the house, the new garden extension, the link structure, and the conversion of the barn.

### **a . House – extension/ remodelling.**

Proposed works to the original Cottage element of the existing house are limited to the remodelling of the dormer structure and replacement windows and doors.

The dormer will be re-built with a dual pitched form with, black barge board and new leadwork cheeks and fascia detail (fig. 10).



**Fig 10:** Precedent - Refurbished dormer

**Fig 11:** House – exploration of extension to south-east and modification of dormer

New double glazed timber windows are proposed, which will generally be flush casement windows with fine sight lines; the details of which are to be agreed at a later date.

In line with the evolution of the design, principle works to the house are concentrated on the existing 20<sup>th</sup> Century extension, which will be extended.

A single storey extension is proposed on the south east aspect of the existing building. In form this will be a cat slide roof, with new clay roof tiles being used on both aspects. This is lieu of the existing finish of concrete pantiles, which will be retained currently the main 'cottage'. This work will qualify as initial re-roofing scheme to the property to ultimately provide a more sympathetic roof finish to the original property.



**Fig 12:** Proposals – exploration of forms

The white painted brickwork of the existing extension will be overclad with a sympathetic external wall insulation system, which will maintain the vapour permeability of the existing building fabric. This will be a wood fibre board based insulation which will be finished in a lime based render system. The application of the external wall system will increase the footprint of the building by nominal 100mm, with an effective increase to the eaves and verge detail of the extension element.

The extension will be set back from the ‘front’ and ‘rear’ elevations of the existing building in order that it reads as a subservient design element. The elevations to both aspects are conceived as lightweight in nature so as to further reduce the impact on the listed building. These will be principally timber frame structures with glass and timber cladding.



**Fig: 13 & 14** Precedent:

New cast Aluminium rainwater goods (black) are proposed to replace the existing uPVC elements, as per the submitted drawings.

The adjacent banked landscape will be pulled back to allow for the development and so as to give the house more ‘breathing room’, and to mitigate any affects of damp.



## **b . Garden Extension**

The proposals are for a 2 storey building which will be contemporary in form and detailing, but sympathetically scaled and massed in deference to the setting of the listed building

The massing of the built form has been developed as a departure to the traditional proportions of the existing house. The proposals also partially draw on the existence of the existing accrued single storey forms around the chimney stack.

The building will be single storey on the southern aspect, where it links into the glazed link; rising to double storey on the northern aspect, so that the upper floor can take advantage of distant views.



**Fig 15:** Precedent - Turf House (Rural Design)

**Fig 16:** Precedent - Camusdarach Sands (Raw Architecture)

**Fig 17:** Precedent - Writers Studio (Andrew Berman Architect)



**Fig 18:** Concept Model Evolution

The building will be clad in vertical timber, which will create a uniform built form; but one which will sympathetic to the materials and construction of the original cottage. The proposed materials will also tie in to the extension elements proposed to the existing house, and the barn.



**Fig 19 & 20** Precedent: Timber Cladding

Timber cladding will be set above the external finishes, on a brick plinth detail in accordance with best practice, and as per the existing precedent of the barn on site.

A board on batten cladding detail will be used. This is planned as a larch which is durable and will weather to an attractive silver colour which will compliment the contemporary look of the proposals and the setting of the listed house.



The roof has been planned as a green roof, with flush fitting rooflights. The green roof will help the building blend against the adjacent banked landscape and offer an attractive outlook from the existing house.

The eaves detail will be a fine aluminium coping which will be finished in a dark grey colour to contrast with the green roof.

**Fig 21:** Precedent- Green Roof

Window openings will be large and generous on the western aspect. Windows and doors will be high performance aluminium glazing systems finished in a grey colour.



**Fig 22:** View of proposed building arrangement



### c. Glass link

The glazed link structure is conceived as simple and contemporary form. This built form will allow for respectful 'separation' to the original cottage, so that old and new is distinguished along with filling the house with light. The link or separation ensures the primacy of original building is maintained, but without restricting the building's evolution and continued history.

Large format glass doors are proposed to deliver an immediate and improved connection to the gardens.



**Fig 23&24:** Precedent: Glazed structures

The 'flat roof' link structure is planned as simple single ply membrane roof with metal edge flashings. Window framing to this building element will be thin profile timber to act as a link between the timber frame windows/ doors to the house and the contemporary aluminium framing to the new extension.



**Fig 25:** Concept Model Evolution – showing relationship of house, glazed links and extensions

#### **d. Barn**

The existing building fabric will be consolidated and sympathetically repaired. The timber framework will be sympathetically insulated to meet the requirements for building regulations.

The barn will be roofed in clay tiles in lieu of the existing sheet metal roofing.

Sympathetic rooflights are proposed to the north-west aspect of the barn (rear) so as to mitigate any impact on the original house.

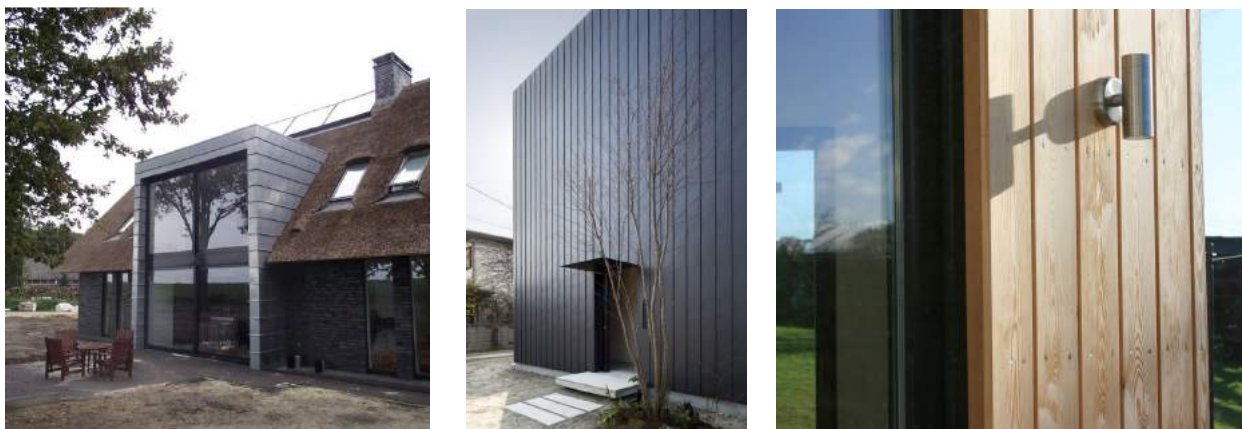
Existing window and door openings will be respected within the proposals with new thin profile dark colour aluminium or steel framed double glazed windows and doors being proposed.



**Fig 26:** Existing Barn Doors, **Fig 27:** Precedent example of doors as shutters

The principle barn opening will be retained and fully glazed, with the existing barn entrance doors retained and repaired as feature. Similarly any existing door openings will be retained as glazed elements, with existing timber doors to be retained and repaired and kept as shutter elements. This will provide visual interest and reflect historic precedent for such agricultural buildings.

To the north-west elevation, the existing lean to will be replaced with a simple extension. This will have a brick plinth wall detail to accord with the barn, which is surmounted by a timber clad wall with a pitched roof detail.



**Fig 28 - 29:** Precedent – New timber clad extension to existing barn



In the footprint of the demolished lean to on the North – east elevation, the main barn form will be extended with a new structure with exposed internal timber roof beams. This will be timber clad externally to match the existing barn, with a series of defined new window/ framed openings.

### *Materials*

Materials are referenced on the scheduled elevations, and have been selected to be respectful to the existing house and its setting; and also with an eye on longevity and maintenance.

## **6.0 | Access**

Highways access is unchanged from the existing situation.

Areas of the existing banked landscape will be pulled back from the area of the existing house/ extension. This will give both increased 'breathing space' to the existing house and also allow the formation of suitable level ground for the new extension structure.

Level access will be provided to the barn, extension and glazed link.

## **7.0 | Summary**

The proposal is for the remodel and extension of an existing 2 storey 'Cottage' which sits in a large south facing plot. The house is of 17<sup>th</sup> Century origins with a later 20th Century addition and an adjacent detached timber frame barn.

Limited re-modelling works and extension works are proposed to enhance the character of the original house, and to provide additional accessible accommodation. A 1/1.5 storey extension is planned to allow for a new kitchen space. The extension to the house is by means of a new catslide roof to the existing house extension. This will be a lightweight timber/ glass structure set back to both front and rear aspects. The existing extension form will be overclad with a new External render finish in lieu of painted brickwork.

To the rear of the house, a glazed link will provide access to a new 1 / 2 storey feature building which will allow for new bedroom and accessible living accommodation.

The proposals also cover a residential conversion of the existing barn, with replacement extensions to two aspects to allow for a suitable level of accommodation.

The proposals are sympathetic to the existing house, in their form and massing; but with a contemporary approach being utilised so as to distinguish the new and not diminish the original building fabric.