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Broomy Green Cottage, Checkley, Herefordshire, HR1 4NA

Proposed extension and replacement garage to form ancillary annex

Design and Access Statement

1.0 – Introduction

Located on the northern section of Checkley, Broomy Green Cottage sits adjacent to a public lane and is backed by dense woodland. The cottage is visible from the adjacent lane, however is not visible from any of the neighbouring properties. The cottage does not sit within any conservation areas or Areas of Outstanding Natural Beauty. The building is not listed.

This document outlines the existing situation, the current extant scheme and the proposed scheme.

2.0 – Existing description

The cottage is split into two sections, the original oak framed structure with rendered infill panels and the 2007 weatherboarded extension (planning application DCC072197/F). The extension can be seen as a modest addition to the oak framed cottage, with a continuation of the roof ridge and eaves. The design continues the same language in regards to dormers, form and scale.

The site also consists of an existing stable with pitched roof, and a 2-bay car garage all within the residential curtilage; as shown on the existing site layout below. The site also benefits from a large field to the north-west, which is also within the ownership of the cottage.

3.0 – Consented scheme

In 2012, there was an application to extend the before mentioned weatherboarded extension, with a single storey pitched roof office study/ guest bedroom. The typology of the scheme is arguably inappropriate to the existing cottage. It can be seen presenting a pastiche design that mimics the original cottage's oak frame, infill panels and stone chimney stack (as seen in the drawings below). The application also included an extended veranda on the south western elevation, and the scheme also included an additional chimney on the stone gable.

We have had correspondence evidence that due to the works having started within 3 years of the determination period, the permissions remain extant. However, our client was unsatisfied with the design and wished to revise with a more sympathetic approach.

Drawings can be found on the Herefordshire Council Website under the application reference S121951/FH.

4.0 – Proposed scheme

Design criteria:

- Provide a simplistic design that reflects the 2007 extension rather than the cottage to improve authenticity and primacy.
- Design to a contemporary flat roof typology to encourage a distinction between all three elements.
- Propose PV panels to improve property sustainability.
- Replace existing garage with a new 2 bay garage and store, with an ancillary annex studio above (to be accessed via an external gable stair).

Our proposal is for a flat roof extension in roughly the same footprint as the extant permission. The scheme provides a more sympathetic design that reflects the current weatherboarded extension rather than a mimicked pastiche of the oak framed cottage.

Our proposal no longer proposes a chimney stack and utilises a flat roof that would significantly reduce the massing height. The scheme also proposes to remove the poor condition veranda, and to form a pergola structure with climbing plants to aid the existing and proposed extension to blend more efficiently into the landscape.

Another element of the application is to address the poor-quality lean-to structure on the north western gable of the existing extension. The current lean-structure presents a low pitch for the existing tiles roof finish, and poses threat on the future condition of the extension. We propose to add a second storey to improve form continuity, to improve continuity of ridge and eaves, and to provide access to the new flat roof proposal.

Regarding materials of the extension, the intension is to apply matching horizontal timber cladding to the existing extension. The extension will also adopt powder coated aluminium windows and doors to provide a clear separation between the current extension and the proposed. The roof will adopt an overhang to improve summer shading and is positioned to allow for maximum lighting and natural heating in winter months. At the rear elevations (north and north west), the roof will be bordered with a parapet edge which will provide further simplicity to the design.

Further to the single storey cottage extension, we are proposing a replacement of the current garage to form a 2-bay garage (with associated store/ workshop), with an ancillary annex studio above. The design will incorporate a dropped eaves design to minimise the overall height. Access to the annex floor will be via a gabled stair case located on the south west elevation (see garage drawings). The design includes a pair of roof lights to the north and a central dormer window on the south eastern elevation providing sufficient ventilation and natural light.

The materiality of the garage/ annex will follow in a similar manner to the current extension with horizontal straight edge timber cladding, timber garage doors, slate roof finish and a PPC aluminium dormer window.

The parking facilities that sit in front of the existing garage will remain unchanged.

5.0 – Conclusion

The current consented scheme poses unsympathetic design, presenting a pastiche of the oak framed cottage. The form and typology arguably convolute the cottage's appearance and would benefit a more simplistic design that reflects the current extension instead.

Our proposal utilises a similar location and principal however benefits from simplistic design that relates more effectively to the current extension. The proposal also adopts a flat roof and green pergola structure which will better sit the extension into the landscape. Any materials used reflect those used on the current extension, and can be seen as a more sympathetic scheme to the pastiche oak framed consented scheme.

The scheme will also benefit from photovoltaic panels mounted on the sloped landscape behind the cottage, this will help improve the sustainability factor of the cottage.

Access and parking facilities are intended to be unchanged. Drainage is to be directed to the existing system.