

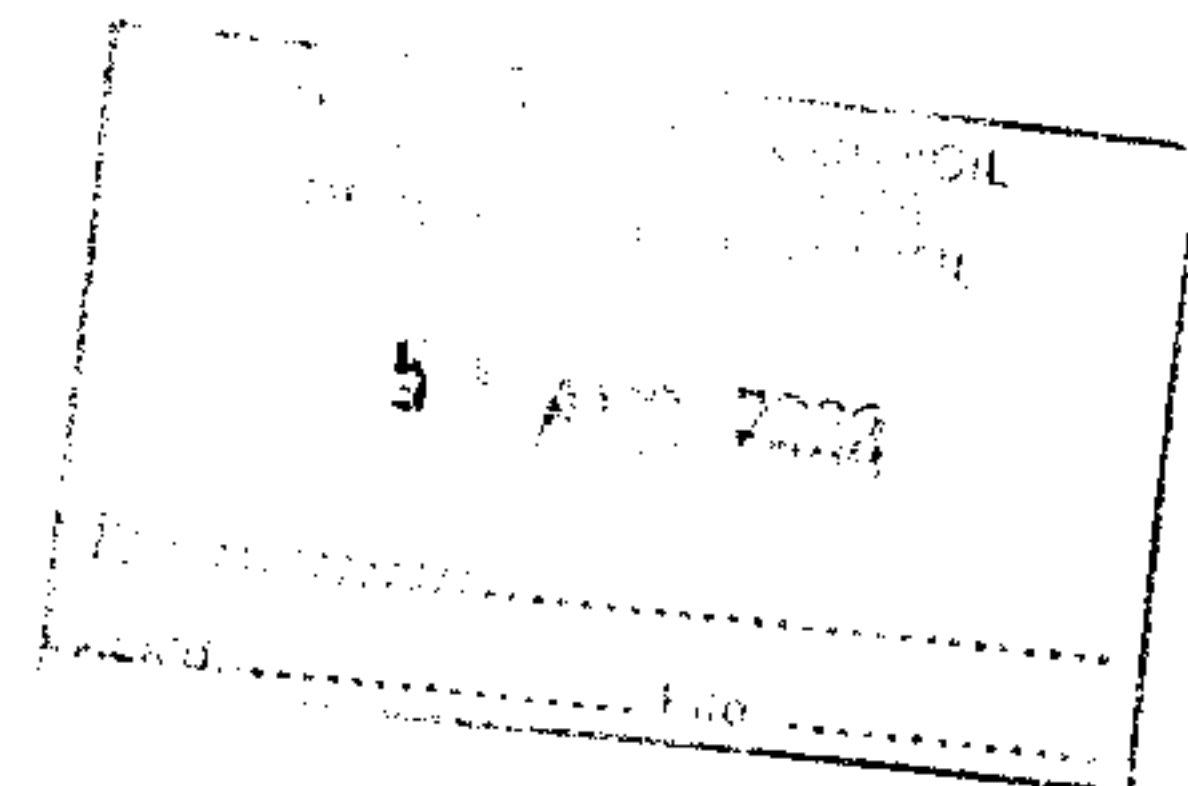
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Dunderhole Farm
Replacement Porch

Dunderhole Farm
Bishopswood
Ross-on-Wye
Herefordshire
HR9 5RD

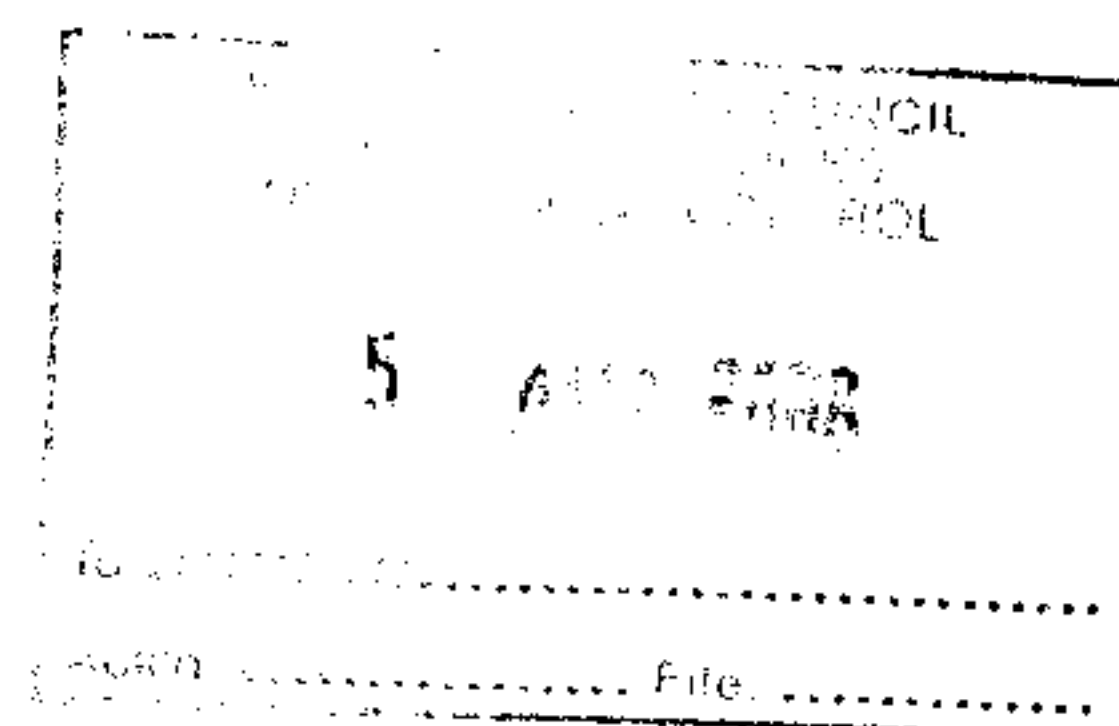
Design & Access Statement

Design & Access Statement for a replacement
entrance porch with additional bedroom over.



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1 Design & Access

Overview

This design & Access statement has been produced to accompany the planning application for a replacement porch with additional bedroom over, at Dunderhole Farm, Bishopswood.

Dunderhole Farm was once a working dairy farm, but for the last 25 – 30 years has been a domestic residence within a small holding of land totalling around 13 ½ acres. The farm forms part of the former Bishopswood Estate and is situated in a wooded valley in the hills above the Wye valley. This location is on the edge of the Wye Valley AONB.

Today, the farm is used for domestic residential purposes and as an office base for the occupants' consultancy business. The arable land (9 – 10 acres) is used as grass keep for sheep and occasionally beef cattle. The rest of the land (garden & woodland) mostly adjoins the house and is used for domestic amenity purposes.

The house and associated buildings lie in the south central part of the land in the valley with the small stream (elsewhere designated - Drybrook) 20M in front. The front of the house faces roughly due south, and lying in the steep sided valley is, from the front, completely hidden from view. From the lane (Bulls Hill – Bishopswood) which is circa 250M to the North (rear) of the house, only the roof of the house is visible. The roof is finished with simulated slate.

The house has been built of local stone and stands on a level plot which appears to arise from quarrying activities on the site at some time in history. As a result, space at the back of the house is only suitable for access with the natural stone (quarry) wall between 4 & 6 Metres high, behind. Some elevations of the house are painted render.

The planning application is to replace an existing and severely dilapidated flat roofed, wood built entrance porch with a non timber porch and additional bedroom over. The dilapidated wooden porch was itself a replacement for an earlier pitch roof stone porch, which was to the right (East) of the current structure. The original entrance through this porch was partially walled up and replaced with a window.

The new porch will be constructed to building standards with insulated block inner skin, and a local stone exterior to match the existing stone work. The top storey bedroom will be of a lightweight construction and finished in painted render. The roof will be finished in simulated slate to match the existing roof and blended in to the exiting roof line.

The philosophy behind this design is one of **'maintaining and enhancing the original look and feel of the building, whilst adding the additional space required for modern family living'**.

Use

In replacing the existing porch, the new ground floor structure will meet the same need, but with increased utility resulting from the extended floor plan and wider access doors. The extended floor plan will also allow an existing exterior window into the sitting / dining room to be replaced with interior french doors increasing the light transmission to the sitting / dining room, and in meeting current building regulations, the whole structure will greatly increase the thermal insulation of the property resulting in an overall increase in fuel efficiency.

The upper storey will be used as a bedroom, allowing one of the original cottage bedrooms (one bedroom accessed via another), to be converted at a later date, to a family bathroom. At present, the only family bathroom is downstairs.

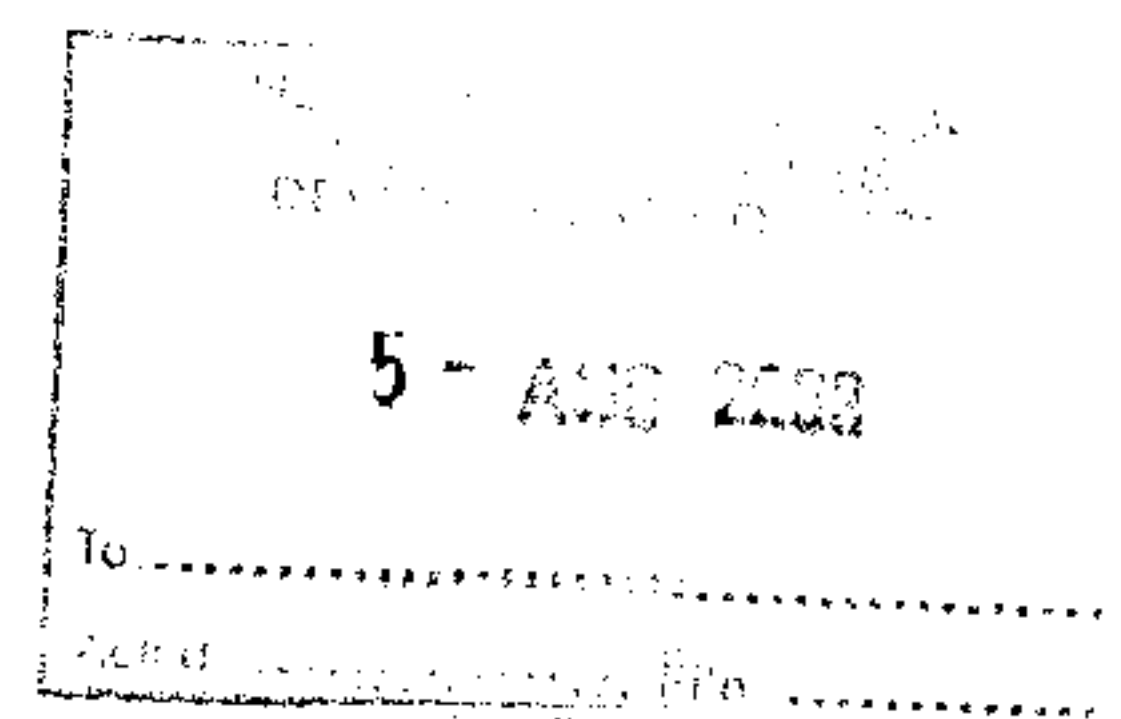
Amount

The proposal is to replace an existing single storey attached entrance porch with a two storey construction with an increased floor plan. The new layout will maintain the lines of the existing building and cover an area which incorporates the floor plans of both the existing wooden porch and the earlier stone porch.

Layout

The construction of the new porch is to replace the existing porch and allow sufficient space for storage of outside apparel as appropriate for the farmland location. The front elevation of the porch will maintain the existing line at the front of the house and will extend along the front of the house to incorporate the original stone porch area. This extended area will allow the original entrance way via the sitting dining room to be re-established. Entrance to and through the porch (the new front door and internal French doors)) will be wider thus improving access for elderly and disabled people.

The inclusion of the second floor bedroom is to allow an existing cottage bedroom to be re-used to create an upstairs family bathroom. The overall layout of the house with the rock wall behind, does not allow the additional bedroom to be at the rear. Extension to the right (East) of the house, where there is currently an attached stone and block barn, has been considered to provide for the additional bedroom, but this would require an access passage to be created through two of the existing (connected) bedrooms and would severely reduce the size and utility of both. A first floor (Bedroom) extension to the left (West) of the property would require an access passage to bisect the bedroom at that end of the house, rendering it useless.



Scale

The accompanying site and block diagrams as well as the plans, show the scale of planned development in the context of the existing house and surrounding building. The roof line of the proposed build will not extend above that of the existing house. The second storey bedroom will cantilever over the ground floor approx 1M to the front (South), creating relief in the profile of the house, giving useful extra space in the bedroom, and

At the front of the house, the proposed build will create a second gable covering that part of the front of the house previously covered by both the existing wood and earlier stone porches. The existing gable end, current and earlier stone porch may all be seen in the attached photographs.

Landscaping

The proposed development does not have any direct impact on the surrounding landscape. However, at the completion of the build, it is proposed to remove the large wooden outbuilding to the front of the house (the most westerly of the three outbuildings shown on the block plan and to re-surface the resulting, enlarged (parking) area in front of the house.

Appearance

The design of the proposed build draws on the architectural features of the existing house and associated buildings, the use of local stone will draw the ground floor in with the existing façade while the use of painted render above draws the front of the building in with the side elevation as well as those buildings surrounding. Stone cills will also be used to draw this together with the existing house which will itself be sandblasted and re-pointed to match the new stone work.

Access

Transport access to the property will not be affected by the proposed build, while access to the house itself will be improved for elderly and disabled people through the provision of wider entrance doors

