



## Design Statement

*Project Reference*

**1540**

*Date*

**July 2019**

*Project Title*

**Alterations and additions to The Wainhouse,  
Symonds Yat, Herefordshire**

*Client*

**Mr. and Mrs Thomson**

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## 1.0 Introduction

1.1 This Design statement has been prepared by KODA Architects on behalf of Mr. and Mrs Thomson and submitted in support of a Householder Planning application to carryout alterations and additions to their home.

Read in conjunction with the submitted application and drawings it sets out the process of assessment, evaluation and design development that lies behind the proposal whilst describing key characteristics of the submitted design.

## 2.0 The Proposal

2.1 The Wainhouse and the associated plot are residential and although not listed are in the Wye Valley AONB. It is proposed to undertake a comprehensive repair program to the main house. Works will include the stabalisation of the two storey bay to the east elevation of the property and the demolition

and re-building of the single storey bay to the north which will also include a balcony accessed from new French doors on the first floor. It is intended to form a wrought iron railing around the balcony fitting the period of the property.

2.2 The east elevation originally included a veranda, the posts bases remain and there is evidence of where the flashing had been previously cut into the masonry. The replacement proposed in this application will include wrought iron posts and frame with glazed roof panels replicating the original.

2.3 Its is proposed to enlarge and existing window opening to form a French door opening into the east elevation providing access to the terrace. To ensure balance in the elevation the first floor window above is being widened and a Venetian style timber sliding sash installed.

2.4 The east elevation affords vistas of the river Wye and although there is an existing terrace and balcony. It is proposed to increase its size to maximise usable outdoor space for the family on this steeply sloping site. Rather than removing the existing Magnolia tree adjacent the house it is proposed to form the balcony and terrace around it bringing a closer connection to this beautiful specimen. An Arboriculturist will be consulted upon regarding the future growth of the tree to ensure that the balcony is suitable designed around it without causing harm. The balcony will be supported off minimal posts reminiscent of the abundance of trees in the site and coupled with a glazed balustrade will minimise its visual impact.

2.5 Particular rooms of the existing house lack natural light and the application proposes to insert new rooflights to the attic room, staircase, sitting room and utility improving the quality of natural light.

2.5 Within the curtilage of the Wainhouse is a dilapidated single storey building referred to as the Gardeners Cottage. With its four walls and its chimney stack remaining and existing door and window openings intact, it is proposed to re-instate the pitched apex roof and bring the building back into use as an annexe to the main house. As well as restoring the original stonework a new timber roof structure will be fabricated clad in a dark powder coated corrugated steel. The existing paving to the east will be reconstituted as a deck to the east elevations to maximise outdoor vistas of the Wye.

- 2.6 Although there is a driveway from the highway to the north of the house, it is very steep and narrow without an adequate turning space making manoeuvring difficult and dangerous due to the steep dropoff.

It is proposed to use this northern access principally for pedestrian access and enlarge the existing parking provision to the south. An additional garage will be erected adjacent the existing mirroring its size and massing. The new garage will be of timber clad walls under a power coated corrugated metal roof. The existing surface parking area will be formalised and improved by enlarging the existing masonry retaining wall forming a level terrace for safer vehicle parking. A new spiral staircase will be formed providing access to the existing steps on to the house. although the proposed parking area will be non permeable, surface water drainage will ensure that no additional surface water will run onto the highway.

### 3.0 Conclusions

- 10.1 The alterations, repairs and additions will enable the next generation of the same family to use and enjoy The Wainhouse and its grounds in the next phase of its occupancy.

The alterations to the main house are designed to complement the period and style of the house with quality material of the era.

- 10.2 This statement and accompanying information demonstrates that the development proposed has been carefully designed to Local and National Policy and ensure that the beneficial use of the building is maximised thus protecting its future.