

Garden Room Extension
Sydcombe Farmhouse
Dorstone

**Design and Access Statement
incorporating
Heritage Statement**

This Design Access and Heritage Statement has been prepared in support of a Householder Planning and Listed Building Consent Application for a single storey Garden Room extension to Sydcombe Farmhouse, Dorstone, Herefordshire HR36BA. It has been prepared with reference to the CABE guide on design and access statements (published 2006). We have also studied the relevant planning policies published by Herefordshire Council and consulted with the Council's Planning Officer Ms Jeanette Price and the Senior Building Conservation Officer prior to submitting this application.

Introduction

Sydcombe Farmhouse is a Grade II Listed detached property. The applicants seek permission to add a single storey green oak framed garden room on the south elevation to enhance the living accommodation with the addition of a space from which to enjoy the garden and views beyond. A copy of the Listing Description dated 16 November 1984 is reproduced below:-

SO 24 SE CLIFFORD CP

5/63 Sydcombe Farmhouse

GV II

Farmhouse. Early C18 with mid-C19 and C20 alterations. Rubble, slate roof.

L-plan, wings extending to north and east; 2 rooms to east/west limb, with

2 rooms to north/south wing including kitchen; stacks to south-west corner,

and west wall of north/south wing. East front: 2 storeys, gabled wing

projects to left, with entrance off centre right, under C20 porch of stone

slabs and concrete, ledged door, above and to right a small blocked window

formerly lighting staircase. To right other wing of 2 storeys, with lean-to

in angle of one storey, with single light C19 casement; to right of lean-to

entrance under lean-to canopy, ledged door; to right a 2-light mid-C20

metal casement; first floor has a 2-light casement to left end. Almost all

windows are mid-C20 metal casements.

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Sydcombe farmhouse forms part of a farmstead set in attractive open countryside comprising a threshing barn to the north-west and a granary building in addition to the farm house itself. The buildings are set in an isolated and elevated position on the lower south-western slopes of Merbach Hill.

Existing Building

Sydcombe Farmhouse dates back to the early 18th century with mid 19th and 20th Century alterations. More recently the farmhouse, together with the granary building were repaired and altered, including the conversion of the granary to a home office studio accommodation under planning permission 110479 and Listed Building Consent 110480 dated 27th April 2011. The adjacent threshing barn was converted under planning permission 103312 and Listed Building Consent 103313 dated 8th March 2011.

Detailed Proposals

The proposed garden room is 4.7 metres by 4.6 metres giving an internal area of 20 square metres. It is positioned off the south end of the farmhouse and it is proposed that it will be accessed from the farmhouse by re-opening a blocked in opening to form a doorway. Double doors on the east elevation of the garden room will be provided to give external access. The materials for the garden room have been chosen with regard to the components which make up the special interest of the original farmhouse. The stone exterior of the farmhouse is one such feature and as such, the garden room proposal has a stone plinth. In response to the Pre-Application advice sought, the plinth has been increased in height to form a low wall of 420mm (at its maximum) in order to ensure that the extension relates well to the host building. A green oak frame positioned on the stone base will form the structure for the proposed garden room incorporating glazed panels and glazed double doors. The glazing enables you to be able to read the stone of the original building clearly through lighter extension. The roof will be a matching slate roof with metal guttering and downpipes.

Size and Scale

In response to the Pre-Application advice sought, the ridge line has been dropped to ensure that the extension will be subservient in scale and design to the farmhouse. The ridge is 350mm below the eaves of the farmhouse. The eaves height now varies from 2.4 metres to 2.7 metres with a maximum ridge height of 4.6 metres (The ground drops away to the south).

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Landscaping

In response to the Pre-Application advice sought, it is proposed that an indigenous hedge will be planted to create screening between the Barn and the Farmhouse (maintained up to a height of 8ft.) thus maintaining the privacy and amenity enjoyed by the neighbouring dwelling and softening the development into its setting.

Access

The site is accessed off the northern side of the B4348, via a short stretch of unclassified and unadopted road before reaching the farmstead.

There is a change in level of one step from the existing farmhouse accommodation to the proposed garden room extension. Although the ground falls away to the south and level access out to the garden from it is not possible, the garden room itself will provide a space with light and great visual connectivity to the garden and views beyond.

There are no changes to vehicle access or parking arrangements.

Conclusion

Taking collectively these modest proposals offer the opportunity to give great additional pleasure and enhancement to this delightful Listed Building.

We trust the enclosed meets with your approval and we look forward to hearing from you in due course