Design & Access Statement

The Farm. Luckington. SN14 6NU

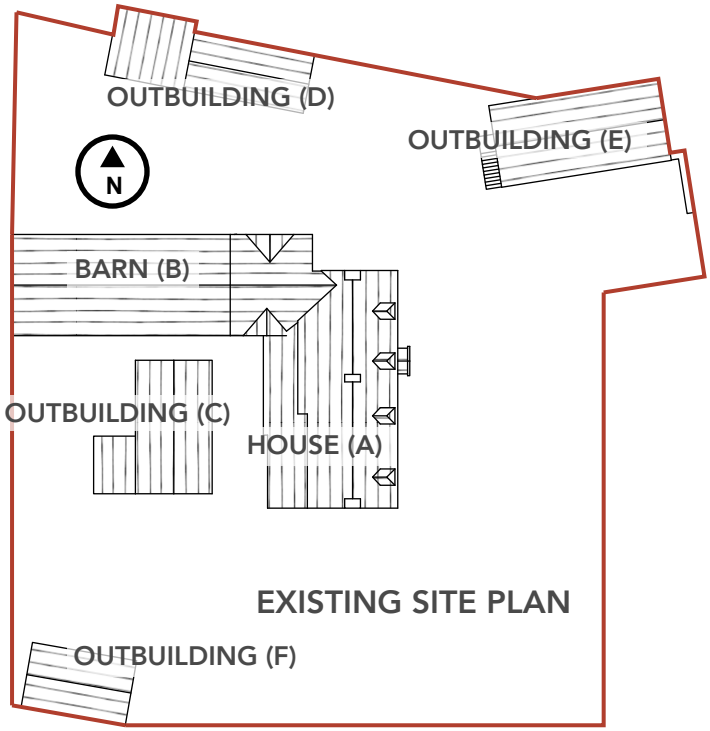
Background.

The Farm is a five bedroomed property sited within the Luckington Conservation Area. The building itself is not listed but neighbours Grade II Listed Sladbrook House.

As shown in the Existing Site Plan below, the main house is adjoined to a single storey barn (B), with a two storey outbuilding to the west (C), garage and lean-to (D), storage barn (E) and small building in the site's south-west corner (F).

The house and outbuildings consist of double Roman rooftiles; Cotswold stone walls (with some brick detailing), painted timber windows and doors, and white uPVC windows and doors.

These buildings are in need of renovation and, in some cases, becoming structurally unsound.



Proposed Works.

- **Renovation works to house and development of adjoining barn.**

As part of the general renovation works, alterations are made to the house's internal layout, with new bedrooms and a bathroom added in the attic alongside minor changes to the existing internal partition walling.

At ground floor level, the existing modern brick bootroom would be reduced in size by a replacement bootroom and, most significantly, the kitchen would be relocated into the single storey barn. As such, the barn would be developed into a large open-plan kitchen, dining and living room.

Powder-coated steel windows and doors would be added to the barn, with French door access to a terraced patio area on the south side of the barn.

The house and barn's external renovation works would involve the like-for-like replacement of existing painted timber windows; the replacement of existing white uPVC windows with painted timber windows; new hardwood external doors; replacement of double Roman roof tiles with imitation Cotswold stone roof tiles; removal of external cementitious renders and pointing with suitable lime mortar replacement.

• Conversion of outbuilding C to annex accommodation.

Sited to the west of the main house is a two storey building, previously used for storage. The proposed works develop this into a single bedroom annex for use by visiting friends and family.

The building's existing water and waste would be utilised to add a kitchenette and bathroom, with alterations to the internal layout adding a first floor bedroom.

Externally, new like-for-like painted timber windows would be added, along with a new window at first floor level, matching the existing lower window in size, style and brick detailing.

A new imitation stone roof would replace the existing double Roman tiles and the building would undergo general renovation works.

• Demolition of outbuilding D and erection of new garage (G)

Located at the north side of the site is a pitched roof garage and covered lean-to. These consist of double Roman roof tiles, coarse Cotswold stone and concrete block walls and a painted timber door.

The main garage building is becoming structurally unsound, with it north wall 'bookending' over the boundary wall towards neighbouring Milkwood.

The proposed works demolish the garage and lean-to and reestablish and rebuild the north boundary Cotswold stone wall. In turn, a replacement three bay garage is proposed at the north-west corner of the site.

The new garage would emulate its surrounding buildings with an imitation Cotswold stone tile roof; coarse Cotswold stone and vertical timber clad walls; oak posts set on staddle stones; stone staircase leading up to a plain timber door and storage in the roof space.

Impact on Conservation Area and Heritage Asset

We believe the proposed renovation works are necessary in terms of the buildings' structural longevity and, through the use if sympathetic materials, would enhance the house and its outbuildings. The replacement garage also aims to be sympathetic in terms of style, scale and materials.

As such, we believe the proposed works would not have a detrimental effect on the Conservation Area or the neighbouring Heritage Asset - Sladbrook House.

Access

Pedestrian accesses are altered and improved throughout the building and site. All other access routes are unaffected.

SE Architecture
July 2023.