RIBA STAGE 3 - DESIGN & ACCESS STATEMENT

ORANGERY AND ALTERATIONS TO A GRADE II LISTED BUILDING

Firs House, Parkers Lane, Kington Langley, SN15 5PE

October 2023



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SUMMARY

The property has recently been bought by Mr and Mrs Locke as their long-term family home. The applicants would like to create an orangery on the north elevation of the main house as well as other minor alterations highlighted in this document.

SITE LOCATION & CONTEXT

Firs House is situated in Kington Langley within the designated Kington Langley Conservation Area.

Architecturally, there are a wide array of styles throughout the village, from contemporary newly-built dwellings to old houses and cottages (built predominantly from the locally-quarried Cotswold limestone) to ancillary outbuildings (finished with a range of finishes from timber cladding to stone).

This report and supporting documentation has been prepared by the design team to accompany a 'Householder in a Conservation Area' application to Wiltshire County Council.

EXISTING MEASURED BUILDING SURVEY - SOVA SURVEYS

PROPOSED DESIGN DRAWINGS - MATTHEW CLAY ARCHITECTS

DESIGN AND ACCESS STATEMENT - MATTHEW CLAY ARCHITECTS

HERITAGE STATEMENT - GREGORY BEALE OF 'PLANNING HERITAGE'

PROPERTY DESCRIPTION

Firs House is a substantial, detached Grade II-listed manor house dating from the early 19th Century, set in mature gardens with a paddock to the rear of the property. There are various, more modern outbuildings at the property.

The listing states that

> *'the main house dates from the early 19th century and only highlights various notable features but stays quiet on anything other than the main house. The house was altered circa the early 1900s, towards the eastern end of the building.* *[See appendix 1 for the listing entry.]*

The property is set back from 'Upper Common' and is accessed from the road via a gateway to the south east of the house that leads to a driveway and parking area to the south of the property.

PROPOSED ALTERATIONS

This application seeks to

- create an orangery on the north elevation of the property
- convert an existing outbuilding currently used as storage to a usable WC/Shower and storage.
- relandscape the existing pool paving.

The nett internal floor area of the orangery will be 31m².

FIG 1. EXISTING VIEW TOWARDS REAR OF MAIN HOUSE FACING EXISTING POOL HOUSE.
FIG 2. PROPOSED VIEW TOWARDS REAR OF MAIN HOUSE FACING EXISTING POOL HOUSE.







MASSING & IMPACT ON NEIGHBOURING PROPERTIES

The main massing of the new orangery is not visible from Parkers Lane.

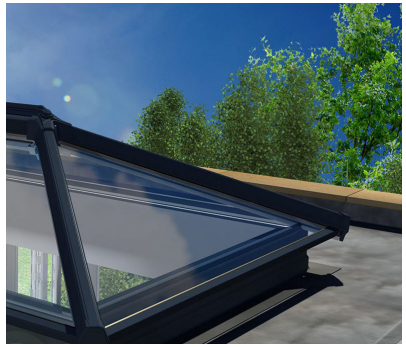
None of the works will cause loss of amenity or overshadowing to any adjacent properties.

ACCESS & PARKING

No material changes are proposed to the current parking arrangements.



FIG 3. LOOKING EASTWARDS TOWARDS FIRS HOUSE, POOL AND FRONT GARDEN FROM PROPOSED ANNEXE
FIG 4. LOOKING SOUTH TOWARDS REAR ELEVATION OF FIRS HOUSE FROM KITCHEN GARDEN
FIG 5. IMAGE FACING SOUTH ELEVATION OF POOL HOUSE
FIG 6. FIRS HOUSE AERIAL VIEW
FIG 7. INTERNAL VIEW OF PROPOSED ORANGERY







1. Roof Lantern
2. Ashlar Stone for proposed walls
3. Existing coursed cotswold stone
4. Existing Paving surrounding pool
5. Flagstone for new internal floor finish





MATERIALS

The styling and choice of materials has been chosen to form a blend of traditional and contemporary, high-quality finishes and appearance that will compliment the adjacent materials.

Walls -

Orangery - New walls to be tightly coursed ashlar stone.

Pool House - No material change

Roof -

Orangery - Single-ply finish to parapet roof

Pool House - No material change

Rainwater goods to be powder-coated, painted aluminium.

Roof lights

Orangery - D-glazed rooflight frame to be slimline powder coated aluminium frame.

Rooflight above pantry to be Clement Conservation rooflight C3.

Windows & doors -

Orangery -

New windows to all elevations - Paint quality hardwood casements with d-glazed vision panels.

New external doors - Paint quality hardwood timber doors with d-glazed vision panels.

Pool House -

New window to east elevation - Timber sash window.

New external door - Paint quality hardwood timber planked door.

Interal Floors

Internal floor finishes of main house in Kitchen, Utility, Pantry, Hall and WC to be lifted and replaced with Flagstone tiles.





FIG 8. EXISTING VIEW OF POOL AND POOL HOUSE
FIG 9. PROPOSED VIEW OF RELANDSCAPED POOL AND NEW OPENING IN POOL HOUSE

CONCLUSION

The overall scheme will have a negligible effect on the property's wider setting within Kington Langley, or that of its local setting with the adjacent properties. Through the use of high quality design and materials, the scheme will improve and enhance the building as well as its setting.

The scheme will not have any negative or detrimental impact - visually or physically - on adjacent or nearby heritage assets, or cause any loss of amenity / overshadowing / overlooking to neighbouring properties.

The scheme works with the topography and context of the site to create light-filled, spacious living accommodation that will improve the current dark interior spaces.



FIG 10. PROPOSED INTERNAL VIEW OF ORANGERY

Historic England

FIRS HOUSE

Listed on the National Heritage List for England.
Search over 400,000 listed places *(https://historicengland.org.uk/listing/the-list/)*

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1363858**

Date first listed: **29-Feb-1988**

Statutory Address 1: **FIRS HOUSE, UPPER COMMON**

Location

Statutory Address: **FIRS HOUSE, UPPER COMMON**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Kington Langley**
National Grid Reference: **ST 92062 76749**

Details

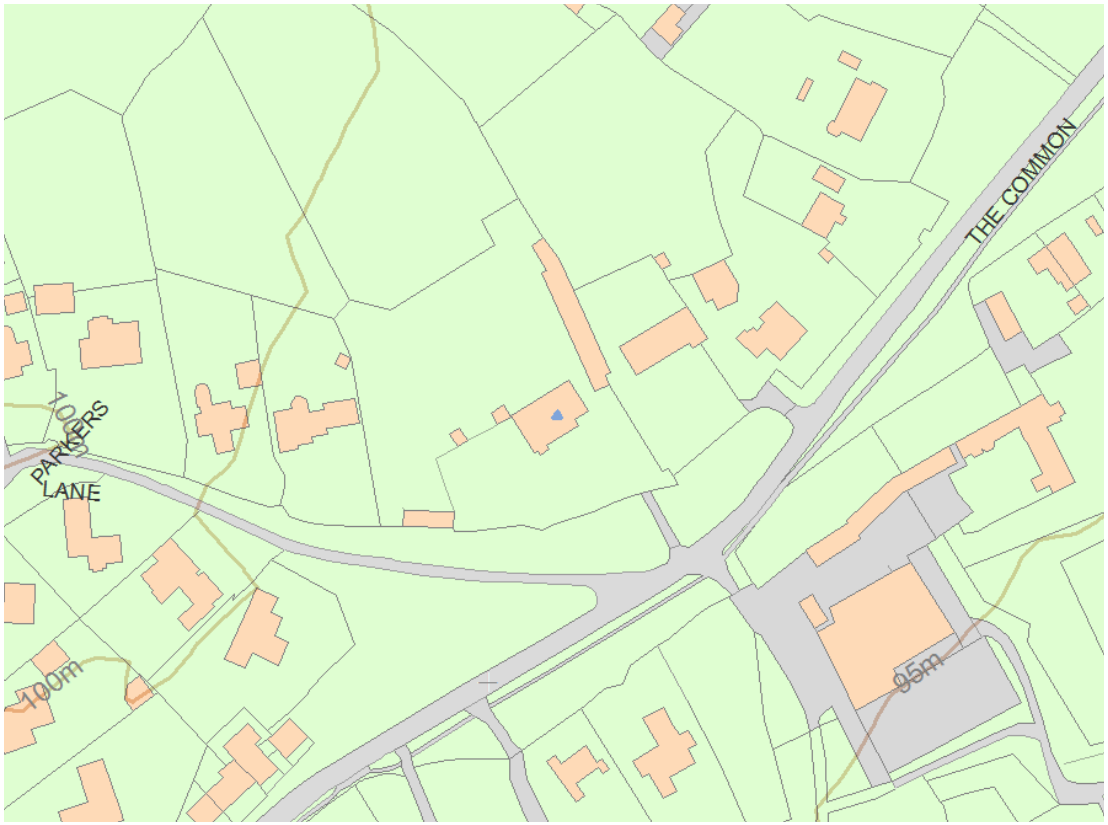
KINGTON LANGLEY UPPER COMMON ST 97 NW

8/99 Firs House

GV II

House, early C19, altered c1900, rubble stone, rendered to front with flush ashlar dressings, stone slate roof and end stacks. 2 storeys and attic. 3-window front with large c1900 ashlar canted bay to left with coped shouldered gable, mullion windows and 8-pane casements. Original range has 6-panel door with 12-pane sash over and 16-pane sashes each floor to right, the windows in flush ashlar surrounds. West end wall has traces of earlier stone work. East end has c1900 addition. Parallel rear range with 16-pane sashes probably slightly later than front range. House said to have had a 1695 date stone (not seen) and to have been altered in 1904.

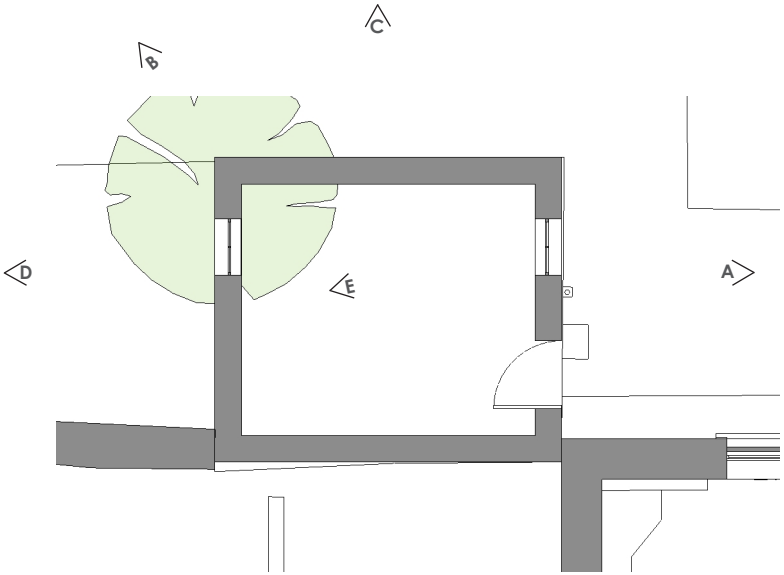
Listing NGR: ST9206276749



APPENDIX 2 . EXISTING PHOTOS OF POOL HOUSE













APPENDIX 3. EXISTING INTERNAL PHOTOS OF MAIN HOUSE/PROPOSED IMAGES OF ORANGERY



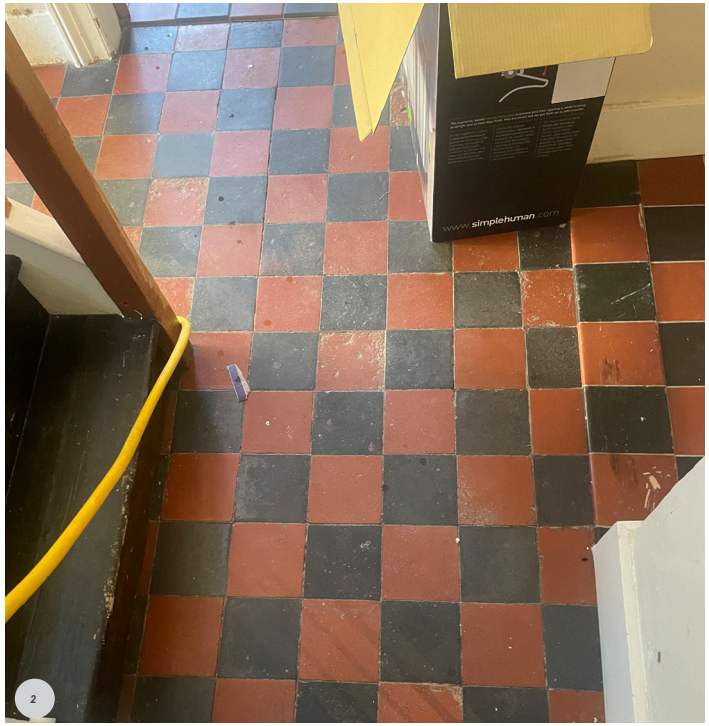








FIG 1. EXISTING VIEW OUT OF NON-PERIOD FRENCH DOORS TO REAR GARDEN

FIG 2. EXISTING FLOOR FINISH TO UTILTIY/WC

FIG 3. EISTING VIEW OF PANTY AND INTERNAL VIEW OF NON COMPLIANT FLUES

FIG 4. EXISTING FLOOR FINISH TO KITCHEN

FIG 5. EXISTING FLOOR TIMBER FLOOR FINISH TO PANTRY