Combined Design & Access and Heritage Statement

Erection of Oak Framed Orangery to the rear of Manor Farmhouse, Manor Farm, Winsley, BA15 2LN

Julius Bahn
The Millworks
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP

Contents

1.0 Introduction....2
2.0 The Proposal....3
3.0 Conservation Status....3
4.0 Winsley....3
5.0 Listed Status....3
6.0 Use....4
7.0 Amount....4
8.0 Layout....4
9.0 Access....4
10.0 Scale....5
11.0 Appearance....5
12.0 Landscape....5
13.0 Sustainable Development....5
14.0 Conclusions....5

1.0 Introduction

This Combined Design & Access and Heritage Statement has been prepared by Julius Bahn to accompany a Householder and Listed Building Consent Application for an Oak Framed Orangery to the rear of Manor Farmhouse, Winsley

This statement should be read in conjunction with the drawings enclosed with the accompanying application, including;

- Red Lined Location Plan at 1:1250 @a3 (drg. 90303/01);
- Existing Block Plan at 1:500 @a4 (drg. 90303/02);
- Proposed Block Plan at 1:500 @a4 (drg. 90303/03);
- Existing Floor Plan and Elevations at 1:100 @a3 (drg. 90303/04);
- Existing Roof Plan at 1:100 @a3 (drg. 90303/05);
- Proposed Floor Plan and Elevations at 1:100 @a3 (drg. 90303/06);
- Proposed Roof Plan at 1:100 @a3 (drg. 90303/07)

Julius Bahn will be designing and constructing the proposal on behalf of the applicant. Julius Bahn are one of the country's leading specialists in the design and construction of oak framed buildings for all kinds of domestic and other uses, utilising traditional mortise and tenon pegged joint carpentry techniques.

2.0 The Proposal

The proposal is to construct a new orangery-style extension to the rear of the existing building. The proposed extension would be oak framed, featuring a matching stone base and predominantly glazed on the North, East and South facing elevations.

The proposed extension would have a part flat roof which would incorporate a pitched glazed roof lantern.

Access to the new extension from the existing building would be created by utilising an existing door on the Eastern elevation of the property.

3.0 Conservation Status

Manor Farm is not located with the Metropolitan Green Belt, nor is it within a designated Area of Outstanding Natural Beauty or a Conservation Area designated by Wiltshire Council. The proposal is located within the fairly built-up village of Winsley.

4.0 Winsley

Winsley is a large village and civil parish about 2 miles (3 km) west of Bradford on Avon in Wiltshire, England.

Winsley is first recorded (as *Winesley*) in 1242 although the name is Saxon in origin.

5.0 Listed Status

The Farm House at Manor Farm is a Grade II Listed building. It received it's official listing on the 13th November 1962. It is list entry; 1021915 and the full listing can be viewed below;

"*Farmhouse, C17 altered in early C19, rubble stone and concrete tiled roof, formerly thatched except on north end. l½ storey original range, 2½ storey north end early C19 section. Original range has end stacks, coped gable at south end and two coped former gables to east front, one with 4-light, one with 3-light ovolo- moulded timber mullion window. Renewed lintels. Ground floor has raking buttress to left, casement pair, glazed door and 4-light timber mullion window. Low stone slate roofed addition on south end. North end block is tall, mansard-roofed with ashlar end stacks, coped gables and one small boarded dormer on upper slope of roof. Windowless east front, stonework continuous with older range, indicating a raising rather than complete rebuilding. Chamfered north east angle and paired 12-pane sashes each floor on north end wall, coved cornice and attic window. Rear has one blocked window. Rear of original range has porch, dormer gable and projecting gabled stair tower. Stair tower has 2-light timber mullion window. Within porch, depressed-arched 4-panel door. Interior: Tudor-arched stone fireplace, chamfered and stopped beams.*"

The proposed orangery extension would be a single storey and relatively minor, subservient and visually lightweight addition to the existing building sited along the Eastern elevation, which has historically been the rear of the building, despite road access now being upon this elevation. In terms of impact on Manor Farm itself, the proposed extension would be wholly subservient in height and scale and would require minimal structural alterations to the existing building to allow for internal access between the existing and proposed.

The proposed extension would be constructed from materials which would prove a modern but sympathetic addition to the existing building. The proposed oak frame would be a traditional form of construction, but at the same time the extension would include areas of glazing to provide a visually lightweight addition, visually distinct from the existing building and appearing as an obvious later addition. This would allow for the original historic form of the main listed building to remain clearly legible and its evolution and adaptation into modern times be easily discerned. The proposal would

be an historically legible form of development that would leave the existing building as the clearly dominant and readable visual form.

Taking the above into account, the following sections of this statement assess the proposal in further detail.

6.0 Use

The use proposed is wholly domestic. This is an extension to provide new additional high quality living space for the main dwelling. There would be no change in use of the property and, as such, the use is entirely appropriate in principle for the existing residential property and would not in itself have any impact on the appearance or setting of the listed building.

7.0 Amount

At 3.6m in width and projecting out by 3.5m in length, the proposed orangery would be a modest domestic extension and a relatively minor addition to the existing building, providing only a small increase in footprint area to the rear of the dwelling. The footprint area and volume of the new extension would be a fraction of that of the much greater size of the existing building. The proposed footprint would see an increase of 12.6sqm.

The width of the extension would be approximately 15% of the overall width of the East elevation. The design of the roof would keep its overall height well below the much greater height of the existing building, leaving around 75% of the width of the existing building visible and undisturbed as well as the vast majority of the height above the proposed extension visible and undisturbed.

The proposal has therefore been designed to appear as wholly subservient addition to the existing building in terms of the amount of development proposed, being of a size that would appear as a relatively minor extension that would not dominate the appearance of the existing building. Its partly glazed appearance would also visually reduce the perceived prominence of the proposal against the existing structure of the dwelling.

8.0 Layout

As already outlined, the proposed extension would be positioned upon the Eastern elevation of the Farmhouse. In this location it would be relatively well screened from the approach along Bradford Road.

In any longer-range views from the surrounding areas, the proposal would be seen as a subservient and visually lightweight addition, with the existing building clearly remaining the dominant visual feature.

No trees or visually significant areas of planting would be taken up. Large areas of private garden and amenity space would remain surrounding the property.

In terms of layout, therefore, the proposal would have minimal impact on the appearance, character or setting of the listed building.

9.0 Access

There would be no alterations to the existing access or parking arrangements at the property. The proposal is for a domestic extension that would create no additional traffic generation.

Level access would be provided between the new orangery extension and the existing building.

10.0 Scale

As described above, the proposed extension would be a minor single storey addition which would be only a small fraction of the existing floor area of the main house, and would account for around 15% of the total width of the elevation as well as being significantly lower than the greater height of the existing building. The proposal would therefore clearly appear as a minor extension and a wholly subservient addition against the much greater bulk and scale of the main building.

Furthermore, the perceived bulk and scale of the new extension would be reduced by its oak framed and partly glazed construction. This would give the new structure a more visually lightweight appearance than an extension finished in solid masonry, contrasting against the solid height walls of the existing building.

As such, the scale of the proposal would be wholly appropriate to its setting and the new extension would not dominate the appearance or character of the much larger listed main building.

11.0 Appearance

The proposed extension would provide a high quality traditional oak framed structure which would provide a sustainable solution in with materials that offer a long lifespan. The oak frame would 'silver-off' over time, helping it to appear weathered-in to its surroundings.

At the same time the oak framed and partly glazed nature of the new structure would also mean that it would clearly appear as a subservient, visually lightweight contemporary addition to the existing building. Its form of construction and the nature of its design/materials would allow it to be visually differentiated from the original form of the existing building, enabling successive phases of historic evolution of the building to remain easily read.

12.0 Landscape

No new landscaping is specifically proposed as part of this minor householder application. No trees or visually significant areas of garden/landscaping would have to be removed to accommodate the proposal.

Therefore, the landscape setting of the existing building would not be materially affected and the quality/character of the wider area in landscape terms would not be harmed. There would be no material impact on the wider scenic beauty of the area.

13.0 Sustainable Development

The proposed orangery extension would be constructed of oak sourced from PEFC certified well managed sustainable and renewable forests, whilst the traditional carpentry methods to be employed rely less on the use of modern power tools and would provide a structure that could be more easily dismantled and reused elsewhere if required. The proposed construction method and materials to be used are therefore highly sustainable.

Surface water drainage would employ sustainable methods, such as the installation of a water butt for capturing and recycling rainwater.

The orangery extension would include glazing to its North, South and East elevations, as well as a glazed lantern to its roof, to take maximum advantage of solar gain for natural space heating.

14.0 Conclusions

The above demonstrates that the nature of the design, layout, construction and appearance of the proposed extension would not unduly harm the character, appearance or setting of the listed building or the wider area in which it sits. The proposed extension would be a single storey and relatively minor,

subservient and visually lightweight addition to the existing building, sited upon the East facing rear elevation. The proposed extension would be wholly subservient in height and scale, would require minimal structural alterations to the existing building and would be constructed from facing materials which would provide a modern but sympathetic addition to the existing building. The proposed oak frame would be a traditional form of construction but at the same time the extension would include large areas of glazing to provide a visually lightweight addition, visually distinct from the existing building and appearing as an obvious later addition. This would allow the historic form of the original listed building to remain clearly legible and its evolution and adaption into modern times to be easily discerned. The proposal would be an historically legible form of development that would leave the existing building as the clearly dominant and readable visual form.