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Design and Access Statement

Incorporating Flood Risk Assessment

BROADMEAD FARM, WEST KNOYLE BA12 6AE – ALTERATIONS AND EXTENSION WORKS

File: 113420F02
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Site and Landscape

The site is located on the southwest edge of the small village of West Knoyle. The site lays to the northwest of The Street, the road which leads southwest to the small town of Gillingham and to the northeast links to the A303. The site is on the edge of the Cranborne Chase AONB.
The farm has a stone-faced south elevation under a clay tiled roof. The original farmhouse form can still be discerned on the south elevation with a two-storey extension also in stone to the northeast and wing to the north forming a T shape. Catslide roofs to the north and southwest increased accommodation to the ground floor creating the current kitchen, utility and enlarged sitting room. These are faced in brick, stone and render and stone respectively. Further and detailed information on the development of the house is included in Elaine Milton's Statement of Significance report and Heritage impact Assessment, included as part of the Planning Application.
Attached to the north elevation and linked to the current kitchen is a large conservatory structure which is built into the catslide roof.
To the southwest of the main house is a small utility yard formed by and serving the current utility /boot room with enclosure from the southwest given by outbuildings converted in to garage, storage and annexe use. The outbuilding and stone fronted utility lean to are linked by a modern stone wall.

The house has extensive views across the garden to the north and northwest with longer views from the garden terrace to the west and southwest across land owned by the applicant.

As further noted in the Statement of Significance the house was badly affected by an extensive fire in 1989 and following this underwent extensive repair and rebuilding including a new roof and change to roof covering (formerly a slate roof), new staircase, significant alteration and replacement of internal structure and finishes, new double-glazed windows.

Applicant requirements
The current conservatory is in poor condition and leaks. It also performs poorly in terms of a usable space being uncomfortable both in cold and hot weather and makes little contribution to the framing of any views and creating a better link to the garden and outside living spaces all of which are important to the applicant. The arrangement of the spaces on the ground floor is dictated by the original form and the current kitchen being a lean-to also provides a rear corridor linking the spaces together and this impacts on the usefulness of the kitchen space. Boots and utility space are important providing a day-to-day accessible area from outside both from the parking area and the underutilised utility yard area. The functionality of the spaces within the main body of the ground floor of the original house work reasonably well for the applicant and the resolution of the flow between spaces will ensure these spaces remain useful and are improved.
The formation of the new roof has led to some poorly proportioned dormer windows on the north slope, and these should be altered and rebuilt to provide an improved northerly elevation. The windows to the house have been fitted with double-glazed storm-proof casements and the applicant would like to replace these windows

with new double-glazed windows of a more appropriate design whilst reinstating the former window size to the snug area.

Design

The proposal seeks to respond to the applicant's requirements, creating a building that respects and reacts to the host building, whilst responding to the external landscape and space.

As discussed above the house has access to great views from the northeast around to the southwest but currently does not really take advantage of these leaving the conservatory as a blip of the north elevation which rather detracts from the main house with little relationship in terms of form or material.

The design seeks to bring the living kitchen functions out from the rather dark northerly catslide roof portion into the space occupied by the conservatory. This allows for interaction with views and easy access to the garden and new opportunities to use the currently underutilised outside spaces. A simple rectangular block is formed and pulled slightly away from the main house; this is then rotated so its long axis is set on an east-west orientation. This slight twist dramatically changes the outlook from the rear of the house providing views to the pond and taking advantage of the westerly views. It also creates an external sun terrace which is south facing. The footprint of the rectangle is carefully managed to provide a proportional amount of space compared to the main house and the extension width is similar to the rear, north extension to the main house immediately creating a sympathetic relationship but also allowing a contrast between old and new.

The extension adjoins the rear catslide portion of the house, attaching to fabric which in the main has been altered already. The long cat slide roof has become a feature to the north slope of the roof, and this is retained with only minimal intervention where a flat roof runs into the tiled roof. This flat roof link delineates the pitched roof form of the extension with the main house.

The extension structure has varying solidity and responds to the views. To the west the glazing wraps around the seating area but is protected by an external canopy providing shading and shelter and allowing a migration around the structure at different times of the day whilst still being able to access the outside space.

The dark kitchen area becomes a proper circulation space and gives access to relocated servant spaces. The circulation is punctuated by retaining the existing opening to the conservatory as a wide door giving an outlook from the snug door across the living kitchen and out. The widening of the route here and proposed light from above creates some drama and is followed by a second rooflight in the flat roofed kitchen portion before opening up into the vaulted roof of the living space.

The boots/coats/dogs area is currently the utility area, and it is proposed to decommission the existing 'back door', effectively removing a door from the main south entrance elevation. This door becomes a window and thus the legibility of the principal elevation is improved. The front door becomes the obvious point of entry to the visitor. Instead, a gate is made in the small section of wall linking the main house to the outbuilding and accessing a door on a day-to-day basis via the utility yard. A flat roofed canopy over this existing door opening offers protection. The approach for a visitor is more clearly defined and controlled in this manner.

To the east of the new kitchen area is a continuation of the flat roof linked abutting the north extension of the main house. This provides for a more centralised plant room and allows removal of the chimney stack in the current utility area which serves the old boiler. This extension is kept to a minimum to house the requirements of the plant room including hot water cylinder and expansion vessels, switch gear, battery storage and solar array controls. It is proposed that the stone wall finish will be retained, and the stone wall exposed behind the current Aga position within the proposed plant room. The external wall to this section will be in brick work to match the current lean-to material on this north façade.

The dormers are to be re-formed with lower cills to make them both more practical in the second-floor bedrooms and give them a more comfortable proportion. An inverted apron will be cut into the roof structure. The roof structure as mentioned above is modern following the fire and will allow for this alteration.

The materials considered so far for the extension are to have palette which picks up on the colours of the main house. The walls are a matching stone but with clean cut quoins which allow for integration of the clean lined aluminium windows and doors. To the west the link between lean-to and pitched roof extension is clad in vertical timber boarding. Above the aluminium doors and windows, the timber cladding is continued and runs to the underside of the roof slope. The soffits are to be clad in cedar boarding. Ashlar stone piers support the extended roof canopy and allude to rural farm forms of which the main extension form also responds being a simple rectangular open roofed structure, The stone piers on the west provide a tactile element that can be seen in farm barns in the southwest. Their mass also provides some further definition to the outside space.

The main part of the extension is clad in natural slate, referencing back to the original main house and providing a contrast to the main house which has a lot of roof to the north with the catslide. The catslide remains visible and legible. A simple flat roof link between lean-to and pitched roof extension further reinforces the articulation of the forms. this will be a single ply membrane in dark grey.

The windows and doors are dark framed triple glazed aluminium, so the glazing does not become highlighted allowing the new work to sit rather quietly. Views of the proposal would be very limited from any public road or path and some photos below show views to the north of the house from public vantage points.

The applicant would like to introduce renewable energy options to the house in addition to the current boiler and it is proposed to install a ground mounted solar array. Battery storage will be installed within the proposed extension works. The solar array will be subject to a separate planning application.



View from footpath to the northwest of the house



View from Sawpit Lane



House from field to north.

Access Statement
Access to the house will be not be altered. Access within the house will not be altered in a detrimental way.

Flood Risk Assessment

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**385090/131862**	**8 Dec 2023 9:33**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

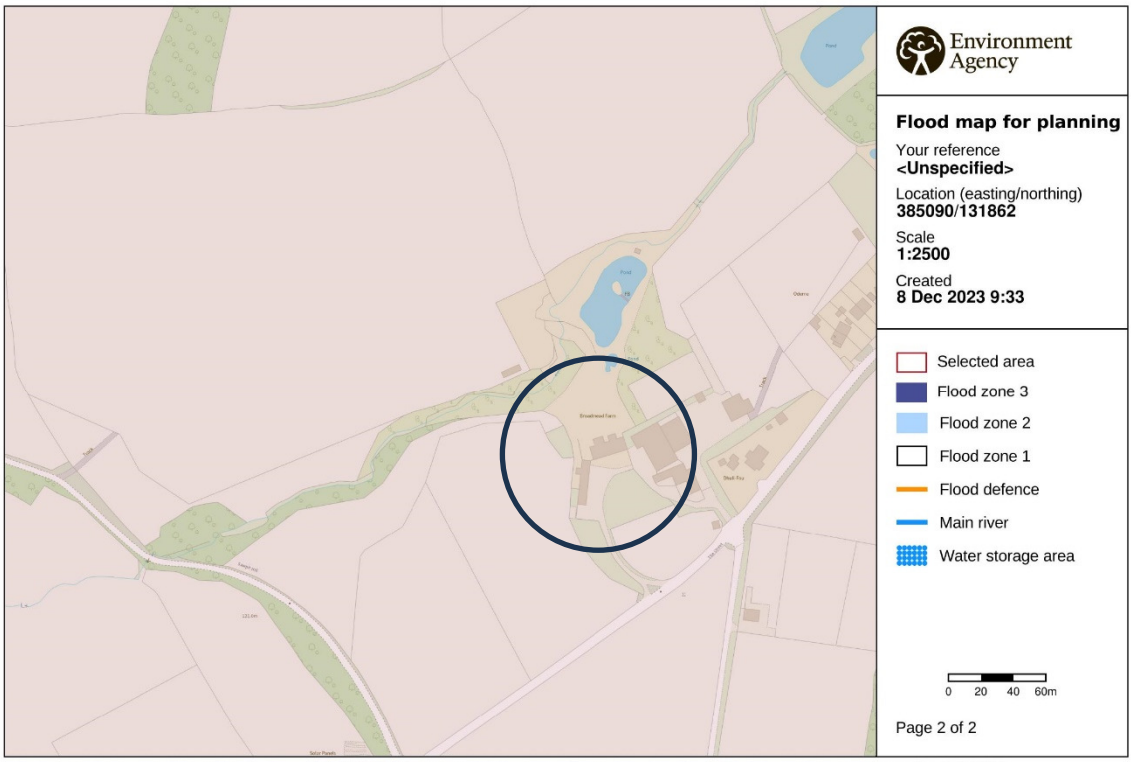
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

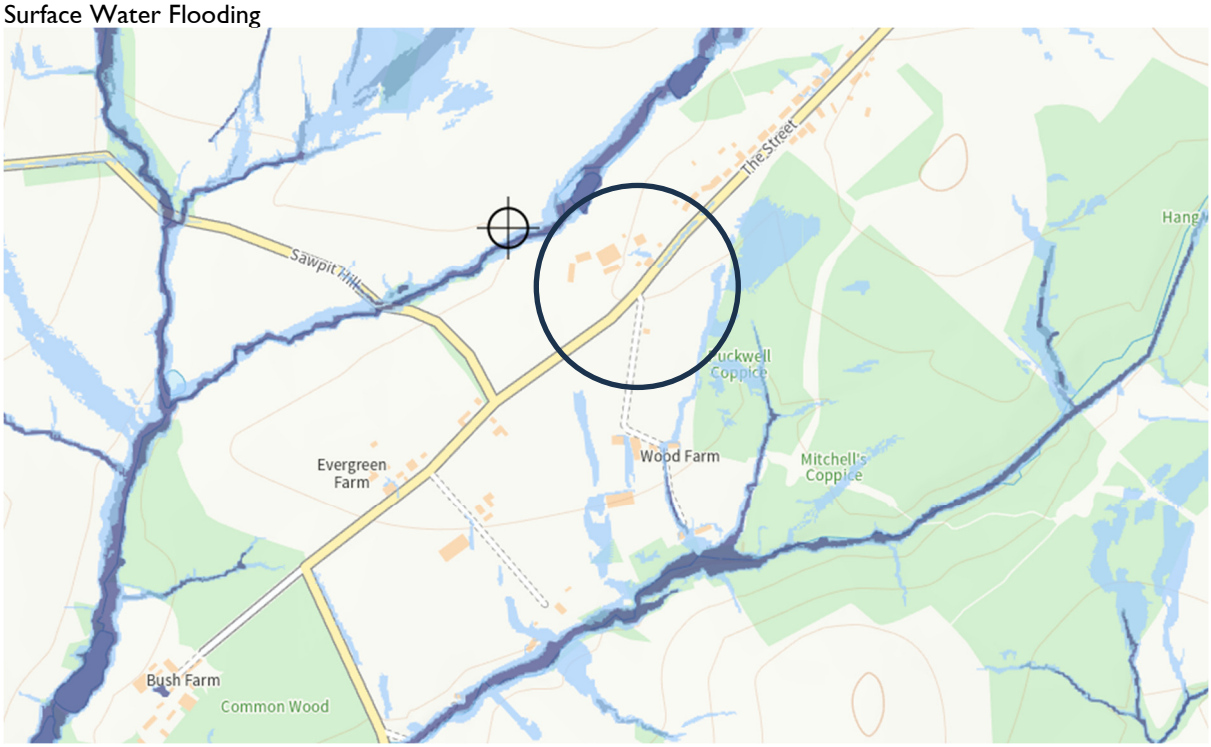
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Surface Water Flooding



Proposed extension will be some considerable distance from the water course in terms of flood risk.