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DESIGN & ACCESS STATEMENT

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Project Reference: 00470 – Brackenbury House, Shrewton

Introduction

This statement accompanies a planning application for proposed alterations and extensions to Brackenbury House, a semi-detached dwelling of historical significance. The objective is to deliver a sensitively designed extension that enhances the function of the home while respecting the architectural character of the existing property and its setting within Orcheston.

Site Context and Heritage Considerations

Brackenbury House is a late 17th-century dwelling, constructed from limestone and flint, with a steeply pitched Welsh slate hipped roof and prominent brick chimney stacks. The property features ovolo- and chamfered-mullioned windows, C19 casements, and gabled dormers to the roof. The elevation facing the road forms the side aspect, while the rear elevation faces the neighbouring garden, and the front opens onto the private garden space.

A later C19 extension of lesser significance is attached at the side. All proposed works are confined to non-listed fabric or later additions, and the principal structure and defining characteristics of the original house will remain unaltered.

Proposal

The proposal seeks to remove a deteriorated timber-framed section and part of an outbuilding at the rear of the house. This will be replaced by a high-quality, sympathetically designed extension providing an open-plan kitchen and dining space along with a new ground-floor bedroom.

The proposed development will be single-storey in form, wrapping to the rear and side of the property.

Design and Materials

The architectural approach draws upon traditional forms and finishes while adopting modern construction methods. New external walls will be built in traditional cavity construction with vertically boarded timber cladding externally. The pitched element of the roof will be finished in Welsh slate to match the existing roof covering, while the flat roofed section will utilise a high-performance rubber membrane system.

Windows and doors will be in timber or slimline Crittall-style double-glazed frames, ensuring visual cohesion and durability. New rainwater goods will be white to match the existing installation.

Access

The property is served by an existing private access from Elston Lane, which will remain unchanged. The development does not impact vehicular or pedestrian access to the property.

Conclusion

The proposed extension has been designed to respect the character and appearance of Brackenbury House, using materials and detailing that complement the existing building. The development offers a coherent addition that sits comfortably within its architectural context.