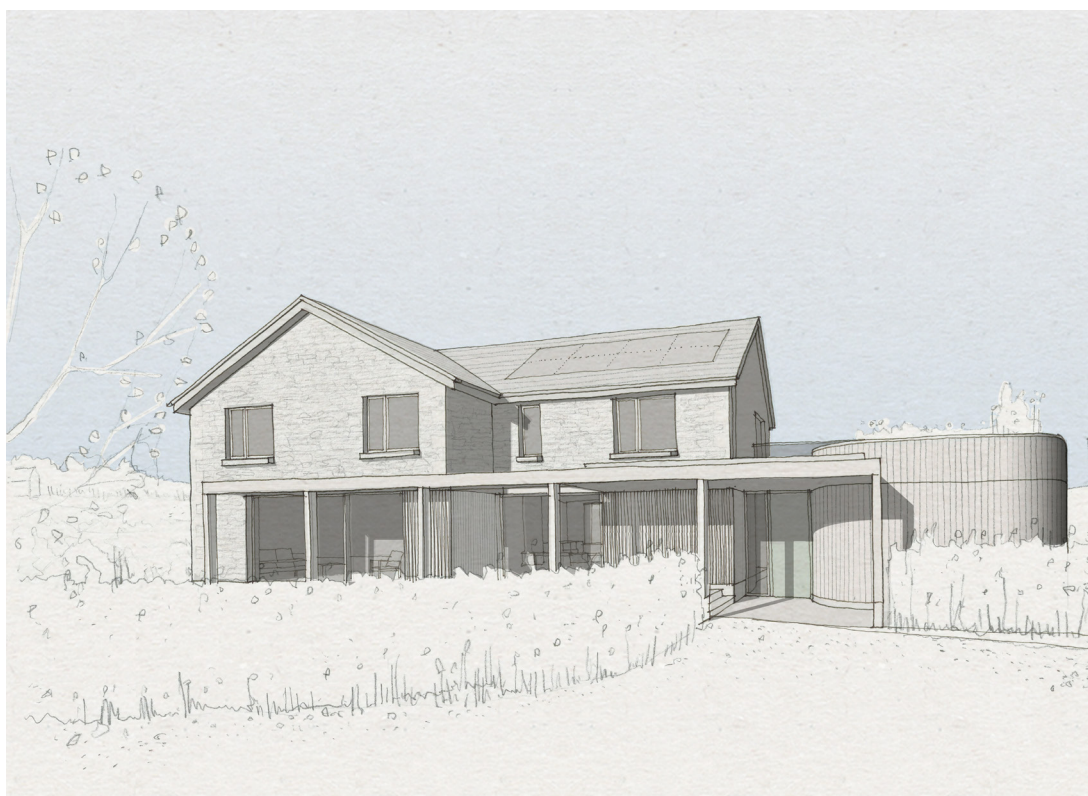


CaSA

ARCHITECTS



588 Monksfield

Design & Access Statement

Revision P01 - 11.11.2025

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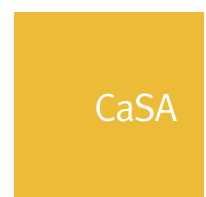
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1.0 Introduction

- 1.1 CaSA Architects have been appointed by the owners of Monksfield to develop a comprehensive and sensitive design strategy for the extension and refurbishment of the existing dwelling.
- 1.2 Monksfield, Monkton Farleigh, Bradford on Avon, is a large detached dwelling dating from the 1970's. The house occupies a generous 0.14 hectare plot on the edge of the village, and is surrounded by open countryside on three sides. The existing structure consists of a two storey, gable fronted house with a pitched roof, a single storey garage, and a small garden outbuilding.
- 1.3 The key aims of the project are; to improve the internal layout making it suitable modern family living, to upgrade and modernise the building fabric and services, and to strengthen the connection between the house and the surrounding gardens.
- 1.4 This report sets out the design considerations underpinning the proposals for Monksfield, and forms part of a Householder Planning Application comprising of the following information:
- As Existing Survey Drawings by CaSA Architects
 - As Proposed Design Drawings by CaSA Architects
 - Design & Access Statement by CaSA Architects
 - Preliminary Ecological Appraisal by Arbtech
 - Bat Emergence and Re-Entry Survey by Arbtech



Photo of the existing front elevation (Southwest facing)

2.0 Outline Proposals

- 2.1 The proposals for the refurbishment of the existing dwelling at Monksfield, Monkton Farleigh, as summarised below:
- Partial demolition of existing single storey garage (roof structure removed)
 - Overclad and re-roof garage to form new gym accommodate with green roof.
 - Significant internal alterations / remodelling to ground and first floor including new window openings.
 - External wall insulation with lime render finish to side and rear elevations
 - Lime wash finish to existing rubble stone frontage
 - New aluminium framed triple glazed windows and sliding glass doors
 - New slate roof finish to the main house
 - The introduction of a timber pergola structure to the front elevation to provide an entrance canopy, solar shading, and sheltered outdoor living spaces.
- 2.2 The proposed garage conversion will improve the appearance of the house from the entrance driveway, creating an architecturally interesting arrival sequence to the new front door.
- 2.3 The existing rear elevation is uncomfortably proportioned and formed in low quality materials. The proposal to re-dress this elevation will significantly improve the appearance of the house in a way that is more sympathetic to the surrounding historic landscape setting
- 2.4 While retaining the core structure and character of the existing dwelling, the proposals seek to improve the property's energy performance through the installation of external wall insulation, high-performance windows and doors, and new roof finishes. Materials have been selected to complement the existing building and its setting while delivering a coherent, contemporary aesthetic.
- 2.5 The design has evolved from a thorough understanding of the existing site context and the applicant's aspirations. The proposals aim to create a well-balanced and environmentally considerate home that respects its setting while meeting the needs of modern family life.



Photo of the existing rear elevation (North east facing)



Photo from the property looking East

3.0 Planning Context & Site History

3.1 Monksfield was built in the 1970's and is located in a sensitive historic landscape. The following planning and heritage constraints are relevant to this application:

- Monkton Farleigh Conservation Area.
- Cotswolds Area of Outstanding Natural Beauty,
- Green Belt - West Wilts GB1

The house is also in the setting of several listed buildings in the village including:

- Monkton Farleigh Manor: Grade 1 listed. C18 Country House.
- Remains of the Refectory Building at Monkton Farleigh Manor: Grade 1 listed. C13.
- Monks Conduit: Grade II Listed, Historic England Scheduled Monument. C14 rebuilt C18.
- The Kings Arms Inn: Grade II Listed. C17 & C19

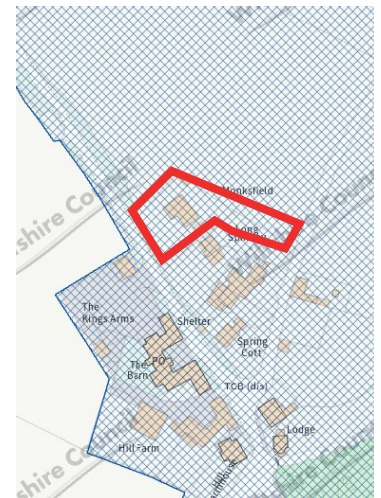
In addition the house is visible from a public right of way to the north. (MFAR2) and is located in the Bath and Bradford on Avon bat SAC core area



1844 - 1888 OS MAP



1898 - 1939 OS MAP



Current OS MAP (Showing Conservation Area)

- 3.2 The existing dwelling is a typical example of 1970's residential architecture, and contributes minimally to the character of the Monkton Farleigh Conservation Area.
- 3.3 A review of the Wiltshire planning records indicates a limited history of planning applications associated with the site, primarily relating to tree works in conservation areas.
- 3.4 The current proposals have been informed by an understanding of the site's planning context, its relationship to neighbouring properties, and the wider landscape setting. In so doing the proposals ensure that the development is both contextually appropriate and contributes positively to the architectural quality of the area.

4.0 Existing Site & Character

- 4.1 Monksfield is located on the north west edge of the village and fronts onto a tree lined lane to the west, open farmland to the north and east, and the neighbouring dwelling 'Long Spinney' to the south. The house sits centrally within a generous garden that extends along the rear of the neighbouring properties to the south east. The plot measures approx 30m width and 60m length, and is enclosed by a combination of stone walls, mature trees and post and wire fencing.
- 4.2 Monkton Farleigh is a picturesque historic village located 5km to the north west of Bradford on Avon. The village is formed around a historic manor house that was listed in the doomsday book. The manor was subsequently bestowed to Clunian monks as a Priory. The village itself is characterised by a varied street-scape of two storey rubble stone dwellings with chimneys, mullioned windows, and stone or slate roof coverings. Notable buildings include the listed manor house, parish church, Kings Arms public house and Monks Conduit which is visible from the house. The village is rural in nature, with narrow lanes, mature trees and is surrounded by rolling farmland
- 4.3 The site is accessed directly from the village lane 'Farleigh Rise' onto a generous private driveway in front of the house. The driveway is finished in asphalt and provides adequate parking and on-site turning space for the dwelling.
- 4.4 The existing building is of modest architectural quality. The front elevation is finished in random rubble stone walling, with the rear, sides and garage constructed in low quality reconstituted stone. The roof finish is interlocking concrete tiling, and the windows are white uPVC casements.
- 4.5 The existing house is in a poor state of repair, with dated interiors and numerous building fabric defects. The house is in urgent need of re-roofing and re-servicing to create a water tight, energy efficient home suitable for a young family.



Aerial view of the site and surrounding area.

5.0 Proposals

5.1 Layout & Design

- 5.1.1 The design proposals seeks to improve the external appearance of the house, rationalise the internal layouts and create a stronger relationship with the surrounding landscape and gardens.
- 5.1.2 A new open plan kitchen, dining, and family living space is provided within the footprint of the existing house. This space enjoys a dual aspect into the front and rear garden to maximise natural daylight and views out into the landscape.
- 5.1.3 The circulation through the house has been rationalised with a new front door positioned in a new flat roofed link between the main house and converted garage. A key driver for the design was to bring natural light into the central circulation areas. To achieve this the main stair has been repositioned onto the north side of the house to provide long views out across the field towards the Monks Conduit.
- 5.1.4 The new family living space is supported by a suite of generous ancillary spaces including a boot room, pantry, utility room and WC. Integrated storage and plant facilities are provided throughout the ground floor.
- 5.1.5 A key part of the client's brief was a gym space and bike store. This is accommodated in the converted garage. The proposal is to remove the pitched roof and provide a planted green roof. The external envelope of the garage is over-clad with vertical timber cladding that curves to form the bike store enclosure.
- 5.1.6 At first floor level the bedrooms and bathrooms have been rationalised to provide a functional layout that maximises views and daylight.
- 5.1.7 A timber pergola structure is proposed on the front elevation to create an entrance canopy, solar shading, and an attractive contemporary frontage to the refurbished property. It is imagined that this structure will be softened with climbing plants as the new landscaped garden develops.
- 5.1.8 The external finishes of the house will be upgraded. Lime rendered external wall insulation is proposed to the sides and rear of the house, with a natural lime-washed finish proposed to unify the existing rubble stone frontage. This treatment will have the dual benefit of improving the appearance of the house, as well as its thermal performance.

5.2 Size and Scale

- 5.2.1 The floor area of the existing house is broadly unchanged. The key difference is the conversion of the double garage into a habitable gym space and guest washroom.
- 5.2.2 The green roof that is proposed above the new gym is set lower than the ridge of the existing garage.

5.0 Proposals

5.3 Vehicle Access, Parking & Accessibility

- 5.3.1 The existing site entrance will be retained and upgraded as part of these proposal. The entrance drive will provide parking and on-site turning for three cars.
- 5.3.2 The asphalt surface will be removed and replace by permeable bound gravel with hard finishes and associated drainage provided at the turning onto the highway.
- 5.3.3 The new bike store will provide covered storage for upwards of 4 bicycles.

5.4 Landscape & Ecology

- 5.4.1 To support the application a Preliminary Ecological Appraisal (PEA) and Bat Roost Assessment has been undertaken by Arbtech. Please refer to the accompanying document for more detail.
- 5.4.2 The PEA identified the presence of bats, so a number of Bat Emergence and Re-entry (BER) surveys have been conducted. Please refer to the accompanying document for more detail.
- 5.4.3 Mitigation measures will be provided on site as outlined in the above reports, and a low impact external lighting scheme has been proposed.

5.5 Arboriculture

- 5.5.1 No existing trees will be affected by the proposals.
- 5.5.2 Tree protection in the form of Heras fencing will be provided around the entrance drive during construction to protect the root protection areas of the mature trees on site.

5.6 Sustainability

- 5.6.1 A fabric first approach has been adopted to address long term environmental issues, including high levels of thermal insulation and airtightness to minimise operational energy in use. To further improve thermal performance all existing windows will be replaced with thermally efficient high performance glazing.
- 5.6.2 The orientation of new large glazed areas have been protected by the solar shading, designed to maximise passive solar gain in the winter, without causing summer overheating. As a result, operational energy demand will be greatly reduced, exceeding the recently improved building regulations for energy performance in use.
- 5.6.3 The proposal includes an Air Source Heat Pumps (ASHP) concealed at low level on the North elevation of the dwelling, and Photovoltaic Solar Panels are proposed on the South west facing roof pitch
- 5.6.4 Rainwater harvesting will be included for reuse on site, and the proposals include space within the garage for battery storage, and an electric charging point for parked vehicles at the front of the site.

5.0 Proposals

5.6.5 Materials have been selected to be naturally durable and long lasting - avoiding the need for premature replacement or continual maintenance.

5.7 Materials, Appearance & Visual Impact

5.7.1 The design will exploit a complementary palette of natural materials, to achieve a contemporary design sensitive to the existing building and local context.

5.7.2 Lime-washed stone is proposed to the front elevation to provide a sensitive response to the conservation area setting.

5.7.3 Naturally weathered vertical timber cladding is proposed to the garage and ground floor areas. To add interest and definition, profiled timber will be integrated to cast shadows and add visual interest into the design

5.7.4 The existing roof finish is defective and will be upgraded to natural slates with powder coated aluminium rainwater goods and fascias.

5.7.5 External wall insulation is proposed to the rear and side elevations with a soft natural lime render finish. The colour of the render will be carefully selected to complement the tone of the natural stone.



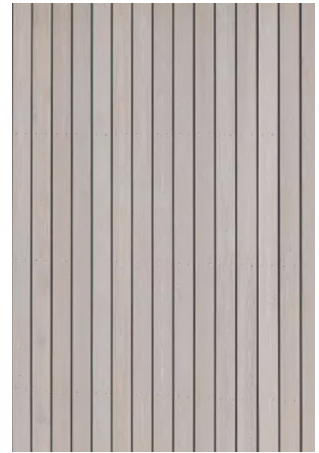
Lime render
(Colour to match local stone)



Lime washed natural stone
(Colour to match local stone)



Natural Slate Roofing



Weathered Timber Cladding

6.0 Summary

6.1 The proposals for Monksfield will breathe new life into the existing house revitalising its lack of functionality and dated appearance. The design is driven by a commitment to sustainability, contextual sensitivity, and high-quality contemporary living, and the proposals will provide the following:

- A well arranged internal layout with built in storage, designed to suit modern space standards.
- An increase of natural light and ventilation, creating spaces that improve general health and wellbeing.
- An adaptable home capable of changing to meet the needs of a young family.
- A home that responds more sensitively to the surrounding garden, creating a stronger connection to the landscape.
- Improved environmental performance, with greater levels of thermal insulation, and much improved airtightness .

6.2 The design approach is driven by the applicant's vision to create a high-quality sustainable home suitable for contemporary family life, providing strategic improvements to serve the family needs whilst remaining respectful of the context and local character.



Artists Impression - View from the entrance