



Your Ref

Our Ref

Date

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DESIGN, ACCESS AND HERITAGE STATEMENT FOR PROPOSED KITCHEN EXTENSION, ALTERATIONS AND CONVERSION OF OUTBUILDINGS TO RESIDENTIAL AT HARDINGE FARM, UPPER SEAGRY, CHIPPENHAM, WILTSHIRE, SN15 5HA

1. Property Description

Hardinge House is a detached farmhouse located within a rural area. It is grade II listed and is therefore a designated heritage asset. The listing is given as:

Farmhouse, later C18, rubble stone with stone slate hipped roof. Two storeys and attic, square plan with cyma-moulded flush mullion windows. South front has two hipped dormers, two 3-light windows each floor and off-centre door in ashlar porch with cornice. West side has large ashlar stack on ridge and attached single storey Bridgwater-tiled range, hipped at west end. North front has two dormers and two 3-light windows each floor. Added C19 east wing with ridge stack and south eaves stack. Sashes and mullion windows.

It is set at the end of a long drive and originally formed part of the Draycott Estate. It lies at the centre of the farm surrounded by attractive gardens, a range of traditional stone barns and modern farm buildings. It is flanked by a substantial stone barn which is also grade II listed.

It is located to the southwest of the settlement of Upper Seagry (around 670 metres away). Importantly, Upper Seagry is defined as a "small village" within the Wiltshire Core Strategy which sets out the planning policies for the area. A footpath runs in a north easterly direction from the site up to the village. This is positive because it means the site can be considered to be a safe walkable distance up to the village and its facilities.

The site does not fall within any land designation such as Cotswold National Landscape or Conservation Area.

2. Proposed Works

The application was approved in 2023 for the proposed works under reference PL/2022/08283 and the listed building application under reference PL/2022/09344, our clients haven't managed to start the work within the 3 year time frame and we are now submitting this application again to re gain the planning permission. Our clients have a growing family and they wish to extend their existing kitchen area. Back in January 2022 we sent your Conservation team a basic sketch indicating a proposed kitchen extension to the North elevation of the main house. This was addressed to Guy Bentham-Hill who replied with the following comments:

"Not keen on losing the window as this is the same phase construction as the main/original building. I would prefer the access in addition via the red brick section of the building as this appears later."

We have therefore taken the Conservation Officer's comments on board and are proposing to extend the existing utility area into the courtyard and at the same time linking the utility building to the outbuildings.

The current utility area red brick building has a clay tiled lean-to roof pitching up against the end of the existing property.

The proposed scheme involves the following works:

- Removing the modern pantry laundry partition together with the adjacent store and making this room the kitchen.
- The removal of the two windows on the North elevation and replacing them with a traditional set of French doors with side lights.
- A small extension is then created out from the existing kitchen via the original kitchen window opening into a boot room area. It will have a central door and windows either side, one serving the boot room and the other one serving the cloakroom.
- We then proposed to convert the remaining outbuilding into a utility/laundry with alterations to the South elevation.
- To lose the three external doors which we will replace with windows.
- We propose to remove the modern lean-to roof over the existing utility area and replace this with a single ply finish flat roof.
- The boot room roof would also be constructed as a flat roof and hidden behind a parapet.
- All new windows and external doors within the conversion would be purpose made timber with balanced casements to the windows.
- It is proposed that the new kitchen area will have an atrium above the dining room table as indicated.
- It is then proposed that the existing kitchen will then become a dining area.
- No other works are proposed apart from the removal of the Aga.

3. Amount and Scale

The additional floor area created is some 15 square metres.

4. Layout

The layout of the proposals can be seen on the submitted floor plans and elevations drawings.

5. Materials and Appearance

It is proposed that the brickwork to the North elevation where the French doors are (added in the kitchen proposal) is substituted with coursed natural stone.

The outbuilding will have a matching brick coping as per the original North coping detail.

The internal walls of the new utility, laundry and store will be dry lined to provide additional insulation as will the floors be insulated to current building regulations standards.

It is felt that the proposals will enhance the existing courtyard area whilst enabling our clients to create additional accommodation for their growing family which is much needed and also at the same time incorporating the outbuildings into habitable areas which otherwise are being used as general storage areas.