

Design & Access Statement (Incorporating Heritage Assessment)

Fox Fall House - *Proposed Extension*



View from private garden area

Introduction

This statement is in support of the Householder Planning Application for a proposed single storey timber framed extension to the rear, and entrance canopy to the front of Fox Fall House, Hurst Green. The extension is traditional in form, constructed of an oak structure, providing additional living space which relates well to the improved garden patio area to the rear of the property. By virtue of the subtle scale, materials and sensitive design; coupled with the reversible nature of the proposal it is considered that the proposal has very little impact on the existing dwelling within the conservation area.

Avenue Road

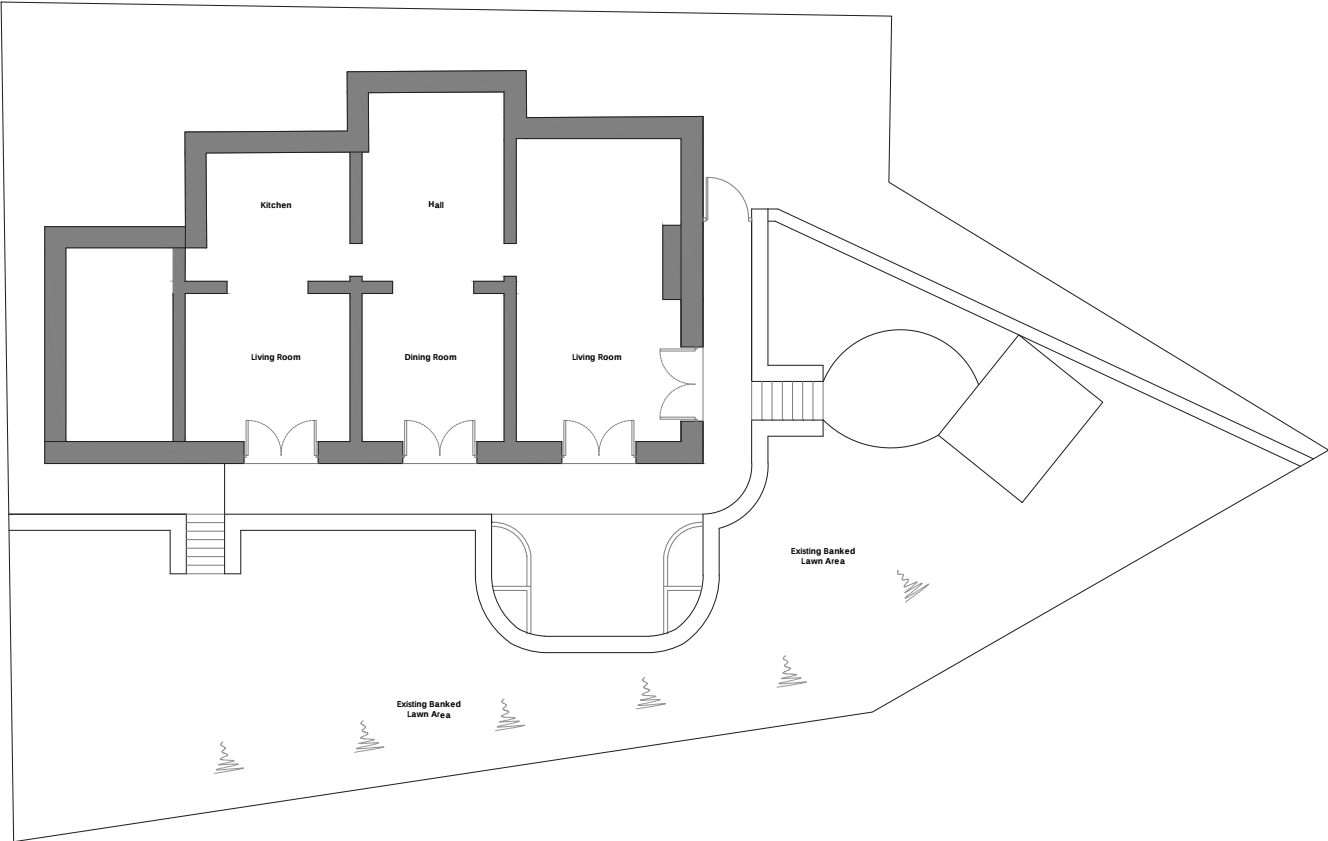




3D view from private garden area

Site & Layout

The private rear yard area is secluded with little to no overlooking to the neighbouring properties. The proposal is situated within an existing patio area, bounded by retaining walls. The proposal will have little impact on the host dwelling or neighbouring properties.



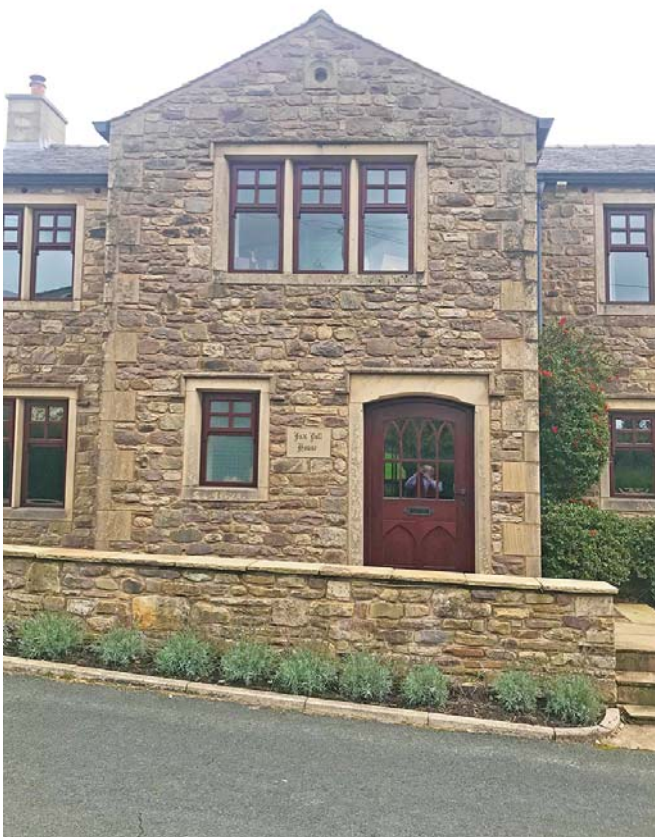
Existing Plan NTS

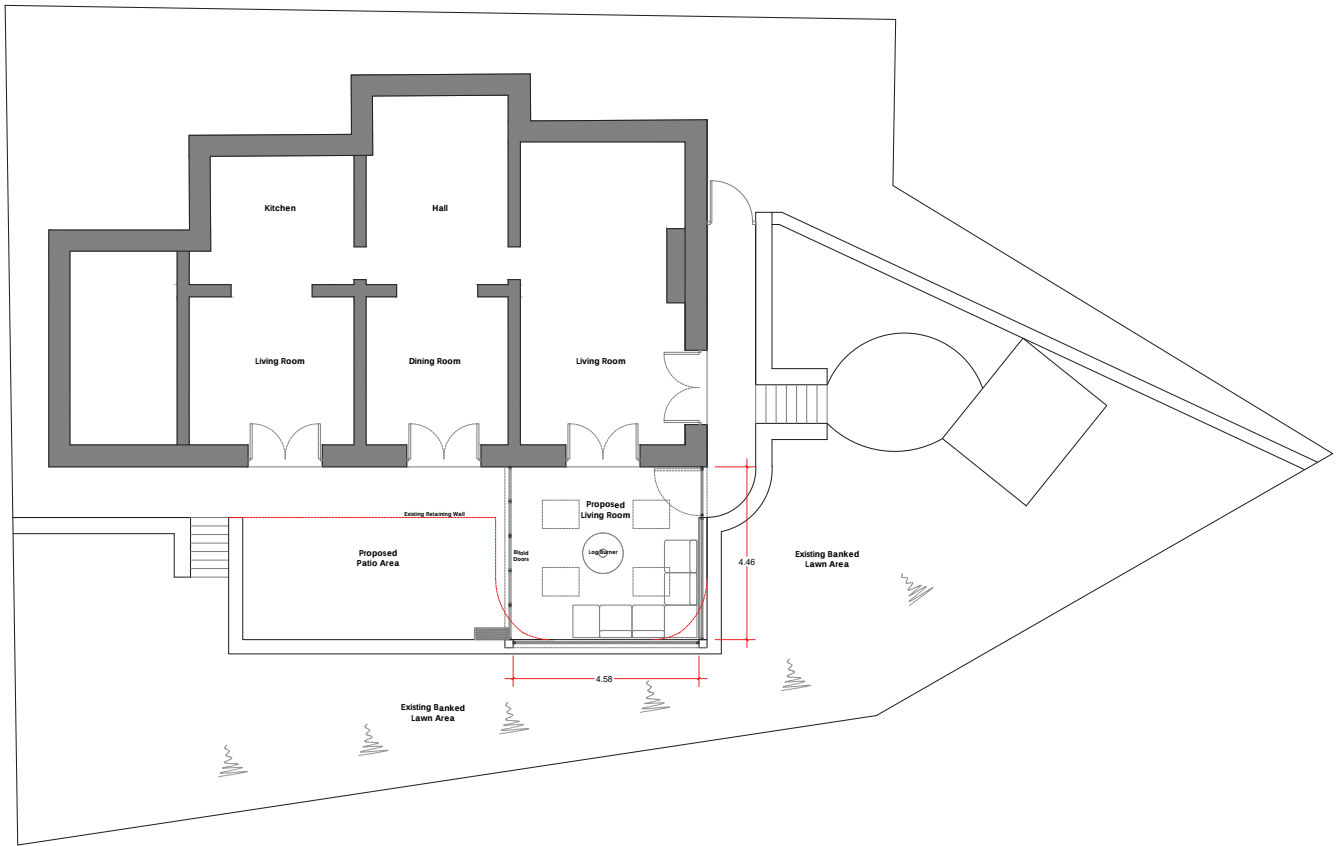
Heritage Assessment

Fox Fall house was constructed in 2000, utilising traditional materials and detailing such as random rubble sandstone, window surrounds and mullions. The symmetrical and regular proportions of the property reflect other properties within the Hurst Green conservation area, however Fox Fall House is non-designated.

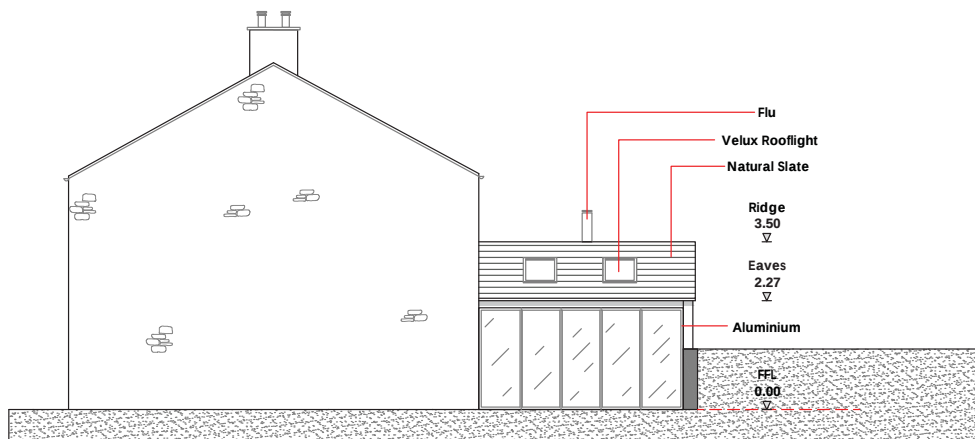
The proposal's simple plan form and traditional use of materials are in keeping with the host dwelling and conservation area are in general. The natural slate roof and timber frame construction are inherently rural in character, with the proposed roof occupying a blank and inanimate portion of the first floor elevation. No new openings or alterations are proposed to the host dwelling. The more contemporary detailing of the glazing, coupled with the subservient scale of the extension allow the development of the property to be clearly read as a recent addition to the modern property.

Due to the lack of heritage status of the existing dwelling, the proposal poses no harm, in heritage or planning terms, and cannot be seen from any public highway or neighbouring heritage assets or listed buildings.





NORTH EAST ELEVATION



SOUTH WEST ELEVATION

Scale, Massing & Appearance

The scale and form of the proposal is subservient to the host dwelling and clad in traditional materials. The proposal will be highly glazed, reminiscent of a traditional orangery. The windows will be framed in dark grey powder coated aluminium to compliment the natural slate roof and traditional rainwater goods of the host dwelling.



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



North West Elevation NTS



3D view from private garden area

Planning History

A Pre-Application Enquiry was submitted to RVBC on 24-09-18, which received a positive response, on 08-10-18, RV/2018/ENQ/00089. No design changes have therefore been carried out.

Conclusion

The design has been developed sympathetically to the host dwelling, utilising traditional forms and materials to preserve the character of the Hurst Green conservation area. The scale of the proposal is modest and would have a positive effect on the existing dwelling.

Please Refer to the following supporting documents:

Proposed FF1 A1
Visualisations FF2 A3
Proposed Entrance Canopy FF3