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HOSELEY HOUSE
MARFORD, LL12 8YD

L(00)001_24002_DESIGN & ACCESS STATEMENT (P1) – 08.04.2024

This statement has been prepared by ArchHaus to accompany and supplement drawn architectural information which has been submitted as part of a Householder Planning application for Hoseley House, Hoseley Lane, Marford, LL12 8YD.

INTRODUCTION & CONTEXT

The application in question seeks permission to extend / infill an incidental external space which separates two sides of the property. This proposal has been prepared following concerns from the LPA and Ecology on a previously submitted scheme in 2022, which sought to define and formalise this area as an external courtyard by way of a 'Guest House Extension' and glass link. This initial proposal was submitted as part of the original planning pack for **GRE P/2022/1067** which was approved following amendment on 03/04/2023 in which said proposals to the 'Guest House' were omitted.

Addressing this incidental external space is critical to the brief as it creates several issues for the function and aesthetic of the dwelling, namely:

- Being situated at the rear of the property, it does not benefit from an active frontage or serve any of the primary dwelling spaces.
- The orientation of the space is north facing which allows for little, to no natural sunlight, limited further by the siting of mature trees.
- Being open to access from Park Lane, there is a limited sense of privacy / security.
- Moreover the semi-open arrangement limits the space's ability architecturally, to serve as a successful courtyard area.
- The situation of an existing Bat Roost creates an obstacle toward interconnecting the surrounding spaces.

In summary, this space, which occupies a significant part of the property is dysfunctional and disused. To address some of these shortcomings, the initial 2022 submission (P/2022/1067) sought to define and enclose this incidental external space with active frontage (Guest House Extension, Glass Link & Playroom) with an aim toward establishing it as an external courtyard. This proposal was reliant however, on the ability to knock through the existing Bat Roost to connect the new extension into the existing Guest House. During the application process and subsequent consultation with Ecology, several concerns have been expressed with this strategy, namely, disturbance to the existing roost and potential light pollution onto Park Lane.

In order to alleviate those concerns whilst still accomplishing the ambitions set out in the original brief, a revised strategy has been formulated which proposes to infill this incidental external space as apposed to enclose it. This achieves a number of goals:

- Maintains a solid (none glazed / windowless) elevation along Park Lane whilst retaining a vehicular access and/or turning head.
- Does not penetrate, create a thoroughfare, or reduce the capacity of the existing Bat Roost.
- Consolidates access & circulation to and from the various spaces at the rear of the property.
- Introduces a new dining & entertainment space which redefines the kitchen as a HUB between two dwelling areas (formal & informal)

DESIGN

The proposal is for a single storey rear extension approximately 99m2 which serves to infill the staggered footprint of the existing dwelling.

The layout has been considered to achieve the requirements of the Clients brief which are set out above. The proposed footprint of the extension has been set out so as not to extend beyond the existing rear elevation and remain set back from Park Lane. In addition, the extension remains significantly set back from the easternmost elevation, respecting the prominence of the main house along every orientation, and remaining largely masked / invisible in perspective from every approach.

The scale and height of the proposal is set by the surrounding constraints; namely the negative space between the existing fabric, existing roof levels, height of the existing kitchen window and building lines of the existing dwelling.

The appearance of the proposal has been designed to remain subtle and respect the existing fabric. All external wall finishes, fenestration and rainwater goods will match the existing in style, material and colour. Roof lanterns are introduced to maximize natural light and improve the connection to the outdoors by offering glimpses of the mature trees surrounding the site from inside the property.

ACCESS

The proposal maintains access from Park Lane and improves internal circulation and accessibility internally. No changes to the existing vehicular, front or rear entryways are proposed.

Kind regards,

Thomas Glover
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Architect