



DESIGN STATEMENT

Proposed development for Mr + Mrs Gilbert

1.0 INTRODUCTION

1.1 JUSTIFICATION STATEMENT

Part of the farm building at The Dukes was converted into a 2 bedroom dwelling in 1987. We have subsequently converted the garage, but with a growing family are now in need of extra space.

The conversion involved the demolition of part of the structure and it is this that we would like to reinstate to provide extra living space. (See attached photographs.)

The Dukes Mews is a building that holds a special significance for myself and my family. I was brought up at The Dukes, next door, and was involved in the conversion of The Dukes Mews, where my grandmother then lived for nearly 20 years. My parents now live in the Dukes Byre, a recently converted section of barn adjoining our property.

Attached to the property as we are, we would hope to be sensitive to the original by reflecting features of the farm building such as reinstating original arched openings, using reclaimed brick and slate and matching details such as corbeling, as shown in the detailed plans.

Jon Gilbert

This design and access statement has been prepared on behalf of Mr and Mrs Gilbert, in support of a full planning permission for a proposed extension.

It is structured in line with guidance documents prepared by CABE: 'Design and Access statements: how to write, read and use them'.

This Design and Access statement should be read in conjunction with the submitted drawings prepared by phStudio.

1.2 OBJECTIVES

The following statement sets out:

- Site Location and analysis
- History and character of the development site and how the development proposals impact upon the character of the area
- The design principles upon which the proposal is based
- How the development will have a positive impact upon its surroundings
- Scale, massing, density, orientation and materials

2.1 MEETINGS + DISCUSSIONS

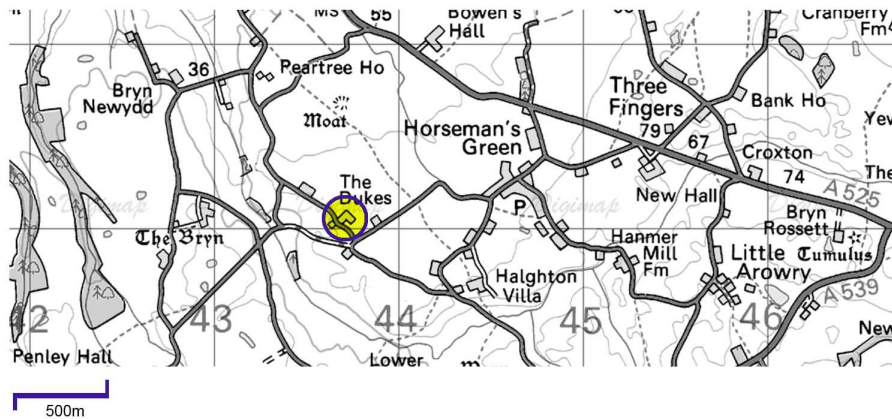
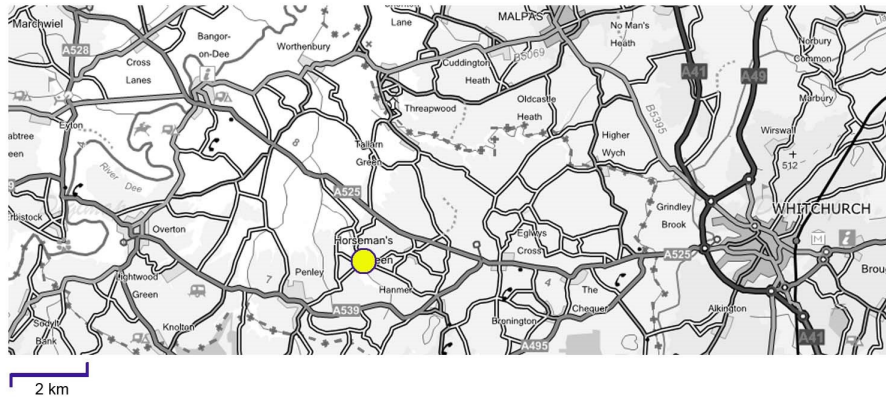
A number of pre applications have been held with the local authority regarding the proposals described in this statement. A summary of those are listed below:

Date	Correspondence with	Subject of meeting/brief overview
Oct 2014	Lorna Goring	Site Meeting and advice on planning application
Jan 2015	Lorna Goring	E-mail correspondence and advice on planning application

3.1 SITE ANALYSIS

3.1.1 SITE LOCATION

The site is situated in a small hamlet about 1 mile from the A525 between Whitchurch and Wrexham. It is situated within North Wales, but borders both Shropshire and Cheshire. The site lies within the curtilage of a Grade II Listed building (a sub-medieval regional house retaining original fabric and much of its original plan form, and of definite vernacular character).



3.1 SITE ANALYSIS

3.1.2 THE SITE

The Dukes sits at the head of the driveway whilst The Dukes Byre and The Dukes Mews face out onto the garden courtyard and existing farm pond. Differing primary orientations and careful landscape planting create an intimate and distinct character with levels of privacy maintained throughout the estate.



The Dukes



The Dukes Byre



The Dukes Mews

3.1.3 HISTORY OF THE SITE

The Dukes is a Grade II listed building dating from Tudor times, and its range of brick outbuildings are themselves over 100 years old, forming animal housing, storage and milking parlour in the days when The Dukes was a working farm.

Brian and Rosemary Gilbert purchased the estate in 1987 and began a comprehensive 17 year programme of restoration and renovation of the grounds and estate buildings, converting two existing farm buildings into residences. The first from a two storey hay loft in 1988, The Dukes Mews (now owned by Jon and Mel Gilbert). The second, a single storey milking parlour and barn becoming a residential building in 2005.

Commencing with the extensive ground clearance and listed building repairs, the Gilberts have undertaken a thorough and sensitive restoration of The Dukes Byre as well as establishing landscaped gardens throughout the estate.

4.0 PROPOSAL

4.1 USE

In order to extend The Dukes Mews, it is proposed to create a 2 storey extension extending the house in a South West Direction.

This would give the building a new lease of life as we propose to remove features that do not fit with the original character, such as the rectangular sliding doors. The proposed extension would create new openings respecting the original character and its setting within the grounds of a listed building.

4.2 APPEARANCE

The design of the extension in terms of form and height was created in consideration of the original building prior to 1988.

The detailing and materials will reflect the existing building with traditionally detailed timber windows, timber doors and conservation type rooflights.

Reclaimed brickwork and lime mortar for pointing would be used to ensure the extension compliments the existing building. Features such as corbelling as well as detailing arched window openings – recessed brickwork, hinge blocks would all be created to reflect the existing building.

It is also proposed to reinstate an original arched opening on the east elevation.

4.3 CHARACTER

Outside, existing garden, and pond areas will remain largely as they are.

4.4 PROPOSED OPENINGS

South Elevation

Opening 1 - Side hung, 3 panel window to match arched character of original openings

Opening 2 - Large arched opening to match arched character of original openings. The opening would consist of a 4 panel Bi-fold door with wooden frame.

East Elevation

Opening 3 - We proposed to reinstate one of the original arches with a fixed 4 panel window to match existing.

Opening 4 - Conservation Skylight: 540mm x 980mm.

West Elevation

Opening 5 - We proposed to create an opening to match the original arches on the east elevation. We propose a fixed 4 panel window to match existing.

Opening 6 - Conservation Skylight: 540mm x 980mm.

4.5 LANDSCAPING

The site is already home to a variety of wildlife, which the proposed development would only seek to maintain, by retaining wild spaces, natural pond, etc.

Since The Dukes is a listed building, great care would be taken to preserve the visual aspect of the site, retaining surfaces such as cobbles and native hedges.

4.6 SECURITY OF USERS & CRIME IMPACT

Extra outdoor lighting on the extension will add to the safety of the site.

5.0 SUSTAINABILITY

5.1 ENVIRONMENTAL SUSTAINABILITY

Within the constraints involved in Listed Building regulations, the proposed out-buildings conversion has been designed to reduce energy demand and carbon emissions in a number of ways:

- A high level of wall, roof and floor insulation
- Double glazed windows
- Use of reclaimed materials wherever possible

There are plans to reuse rainwater, through the use of a series of rainbutts.

5.2 MATERIALS

Windows will be made by a local carpenter, and local craftsmen will be employed throughout the project to minimise transportation and benefit the local economy.

Wood from sustainably managed forests will be used whenever reclaimed timber is inappropriate or unavailable.

5.3 REFUSE & RECYCLING

Built-in containers in the utility room for paper, cans, bottles and green waste, in accordance with local authority policy.

Waste from the development, in the form rubble and soil from digging out would be used for further landscaping.

5.4 PLACE SHAPING

The scheme will ensure the sustained use of the dwelling in the future, creating a sense of place for occupants, encouraging further occupancy in the future.