

Orchards Paddock, Swallowfield

Proposed new dormer extension and conservatory to dwelling, erection of detached three bay garage, outdoor swimming pool and associated landscaping. Demolition of existing garage and outbuildings.

Design and Access Statement

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1 INTRODUCTION

Site Location: Orchards Paddock, Swallowfield, Reading, Berkshire, RG7 1PT
Applicant: Chris and Julie Dering
Architect: Morse Webb Architects

- 1.01 This Design and Access Statement has been produced by Morse Webb Architects to support a full planning application for the demolition of existing outbuildings and a new proposed extension, conservatory link and detached garage to Orchards Paddock, a semi-rural dwelling on the outskirts of Swallowfield.
- 1.02 The purpose of this application is to apply for planning approval for the extension to the existing building.
- 1.03 Orchards Paddock is located on the North West fringes of Swallowfield close and just to the north side of the junction of the B3349 Basingstoke Road with Swallowfield Street.
- 1.04 The site consists of a large two storey dwelling set back from the road with an attached single storey element (former garage) to the South East and a number of small single storey outbuildings to the North West of the dwelling. Vehicular access onto the site is from Basingstoke Road with a shared driveway accessing Orchards Paddock and the neighbouring Girdlers.
- 1.05 None of the existing buildings are listed, nor does the site lie within the curtilage of a listed building. The neighbouring building Girdlers, that shares the driveway with Orchards Paddock, is a Grade II Listed Building (Listing No. 1135834, Listing NGR: SU7222665152, Legacy System No. 41576, Legacy System LBS).

- 1.06 The applicant and owners wish to extend the existing house and form a new detached garage. Some work is currently being undertaken to the existing house and attached garage under the extant permission . This includes the following minor works that minimally change the appearance of the exterior if the building:
- Re-roofing the garage attached to the Main House to form a study space by replacing the garage door with a window and roof tiles to match the existing house,
 - Replacing a very large sliding door to the rear with two smaller French doors to match the existing house door to the gable end.
 - Forming a new window to the cloak room at the rear with a small window to match the existing window to the existing utility.

- 1.07 Previous planning applications for Orchards Paddock include:

Application No.	Description	Decision
030994	Proposed two storey side extension to dwelling and conversion of garage to family room.	Application Withdrawn
F/2004/1675	Proposed two storey side extension to dwelling and erection of detached double garage. Demolition of existing garage.	Approved
F/2005/6169	Proposed two storey side extension to dwelling and conversion of existing garage to playroom.	Approved and part-implemented

- 1.08 Approved / permitted development items noted on the drawings relate to the previously approved documents.

2 SITE AND CONTEXT

2.01 Location

Orchards Paddock lies just north of the B3349 Basingstoke Road to the North West of the village of Swallowfield, close to the junction with Swallowfield Street.

The site is ~1.7 acres (6,800m²) in area and lies on higher ground above the River Loddon to the East, with a topography that slopes down towards the river to the North West side of the site with the upper South East side of the site being reasonably level.



Fig. 01 Site Location

2.02 Existing Site

The existing house at Orchards Paddock is accessed from a shared entrance with Girdlers at the south east point of the site.

The site has an established small wooded area to the North West and lower end of the site with open fields to the 'paddock' behind the established domesticated garden.

The existing two storey house is set back from the road compared with Girdlers and has a number of outbuildings including oil tank, wooden built garage a greenhouse and brick built detached garage. The main house has an attached garage that has a pitched and flat roof element to its existing design.



Fig. 02 Site Boundary to Basingstoke Road

The access way is reasonably narrow via a gated entrance set back from the road with visibility splays onto a gravel driveway. Whilst Girdlers is screened by established hedgerows and front garden planting, the boundary to Orchards Paddock has a low hedge which is predominantly dead.



Fig. 03 Site Entrance



Fig. 04 Site Entrance

2.03 Built Context

The English Garden bond brick built house has a clay tiled roof, with projecting eaves and visible rafter feet. The existing windows are white uPVC double glazed with 'leaded' features.

The large, glazed opening to the ground floor lounge area to the rear of the main house is unsympathetic to the original building.

The condition of the existing wooden garage is very dilapidated, and its structure is warped and leaning markedly. The existing greenhouse, between the detached garages, is in reasonable condition, but its proximity to the mature willow means it is prone to moss build up and is difficult to maintain. The single skin brick built garage has the same friable tiles as the existing house and has a large structural crack to the side facing the main house. On it's own it is not sufficiently sized to accommodate modern vehicles.



Fig. 05 Main House Front (South West) Elevation



Fig. 06 Main House Rear (North East) Elevation



Fig. 07 Outbuildings - Oil Tank, Wooden Garage, Greenhouse & Brick Garage from front (looking East).



Fig. 08 Outbuildings - Brick Garage, Greenhouse & Wooden Garage from rear (looking South)

2.04 Previously Approved Schemes

Two schemes to develop the land have previously been granted approval by Wokingham District Council

Application Reference: 040147

Application No.: F/2004/1675

Decision Notice: Approved 30.06.2004

Proposed two storey side extension to dwelling and erection of detached double garage forward of dwelling. Demolition of existing garage.

Fig.09 - Proposed First Floor layout

Fig.10 - Proposed Ground Floor Layout

Fig.11 - Proposed Double Garage Layout

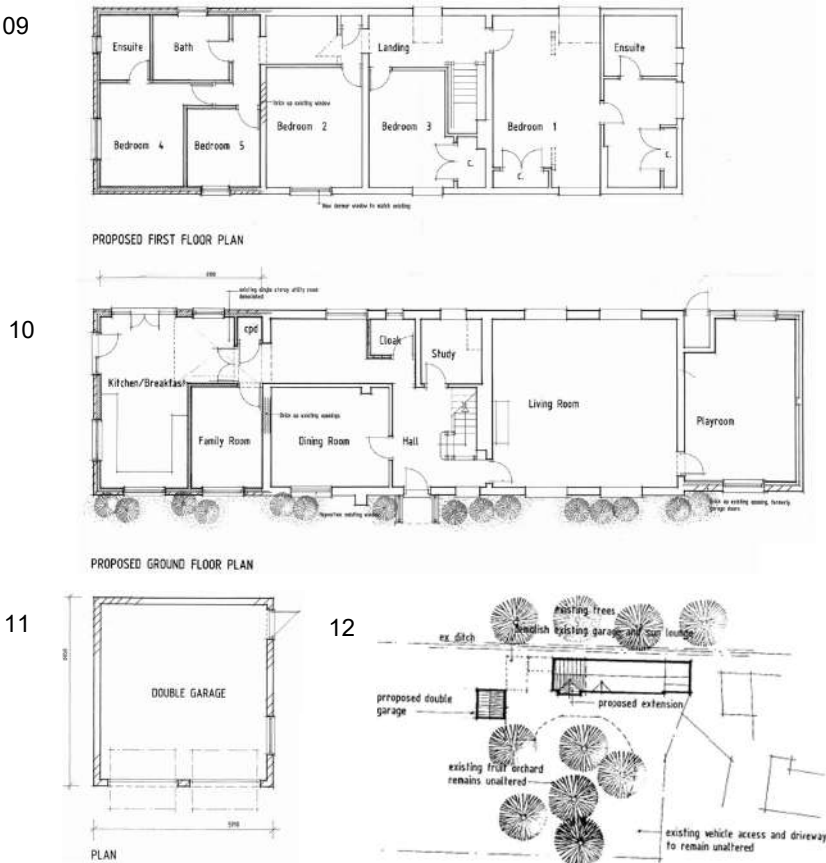
Fig.12 - Proposed Site Plan

Fig.13 - Proposed House Elevations

Fig.14 – Proposed Double Garage Elevations

Please note drawings illustrated right are not to scale

This scheme was not subsequently constructed. A further planning application was submitted as described below.



Application Reference: 050775

Application No.: F/2005/6169

Decision Notice: Approved 21.12.2005

Proposed two storey side extension to dwelling and conversion of the existing attached garage to a playroom.

The scheme presented retained the existing detached garage and outbuilding as shown on Fig 18.

The extension was built as illustrated though the existing attached garage was retained for this purpose and not converted to a playroom. As substantial works have been undertaken, the conversion of the attached garage for domestic purposes has planning permission.

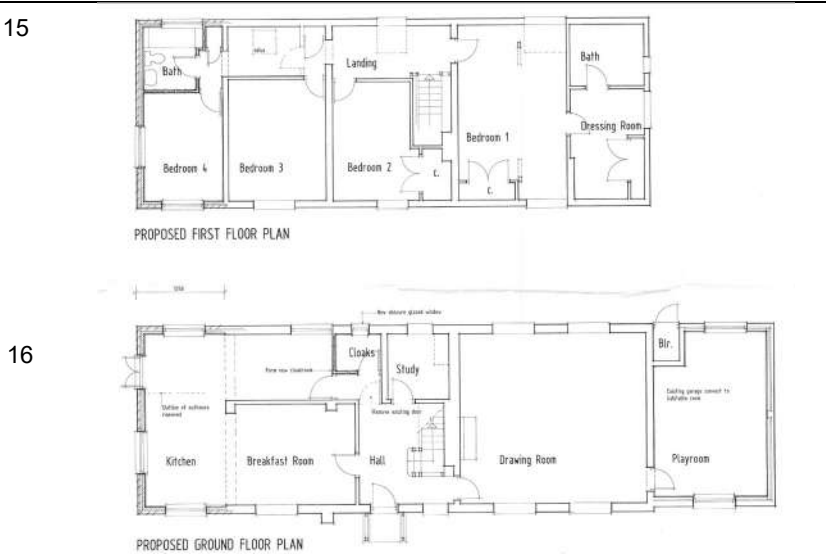


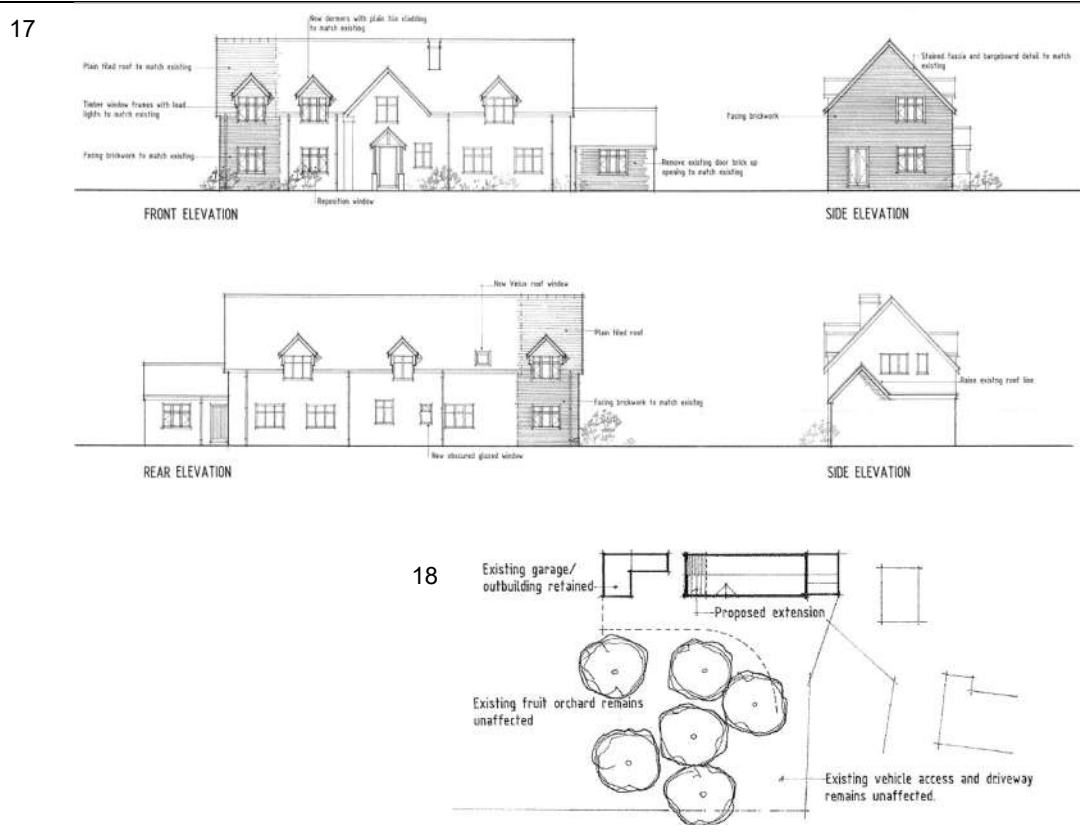
Fig.15 - Proposed First Floor layout

Fig.16 - Proposed Ground Floor Layout

Fig.17 - Proposed House Elevations

Fig.18 - Proposed Site Plan

Please note drawings illustrated right are not to scale



3 DESIGN PROPOSALS

3.01 Building Lines

The proposed development addresses the existing transition between two established building lines along Basingstoke Road through the siting of its existing structures. The existing building line to the South West, close to the thoroughfare, is set by the forward position of the neighbouring Girdlers. The approved double garage (F/2004/1675) would have lain within in this line had it been built.

A second building line has been established by the Main House of Orchards Paddock.

A third building line, between these two has been established by the existing timber framed garage within Girdlers demise, which stands proud of that formed by Orchards Paddock.

A slightly diagonal line can be drawn along the line of the existing oil tank which parallels the existing wooden garage.

The proposed extension attached to the main house by a lower and smaller scale glazed conservatory link and new detached three bay garage and workshop are positioned to respect the building lines and form a rural courtyard of built form.

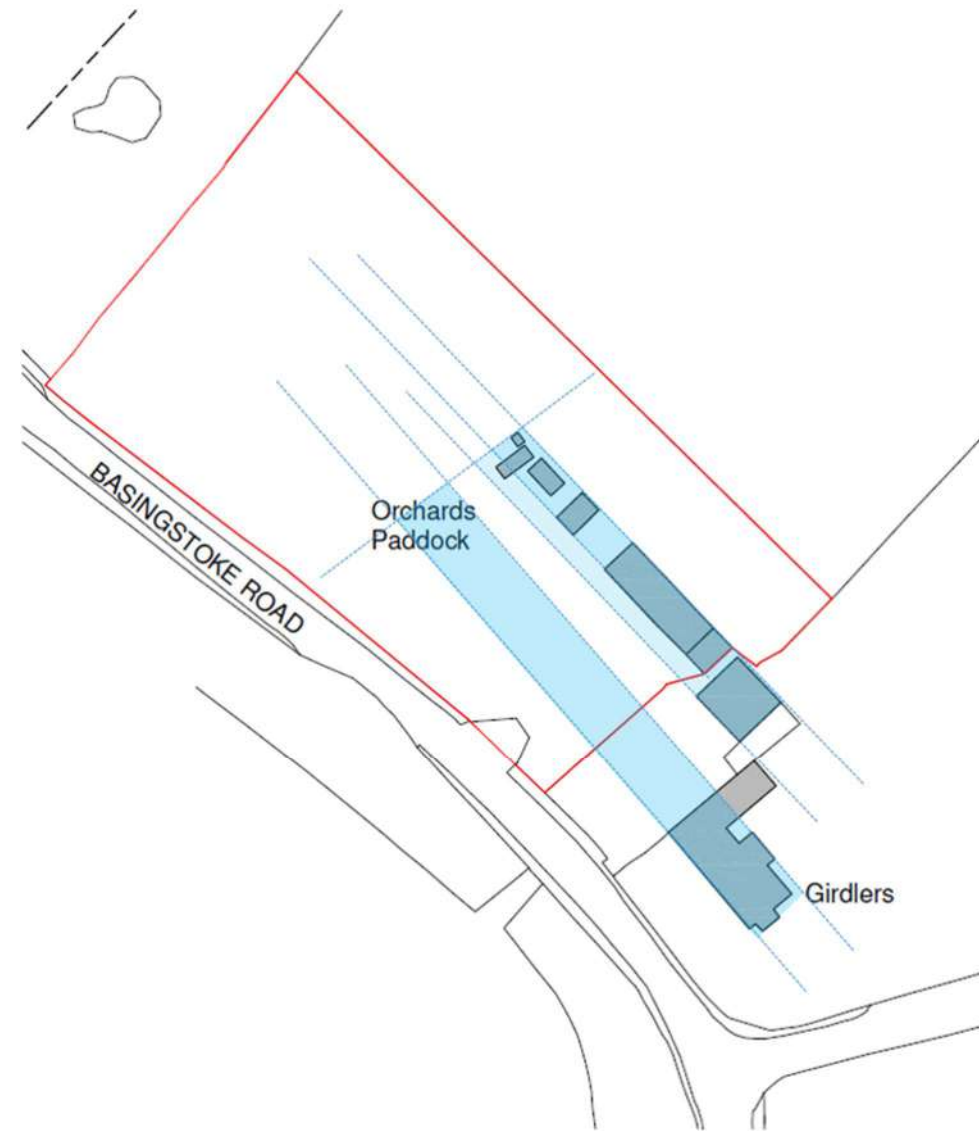


Fig.19 - Existing Site Plan

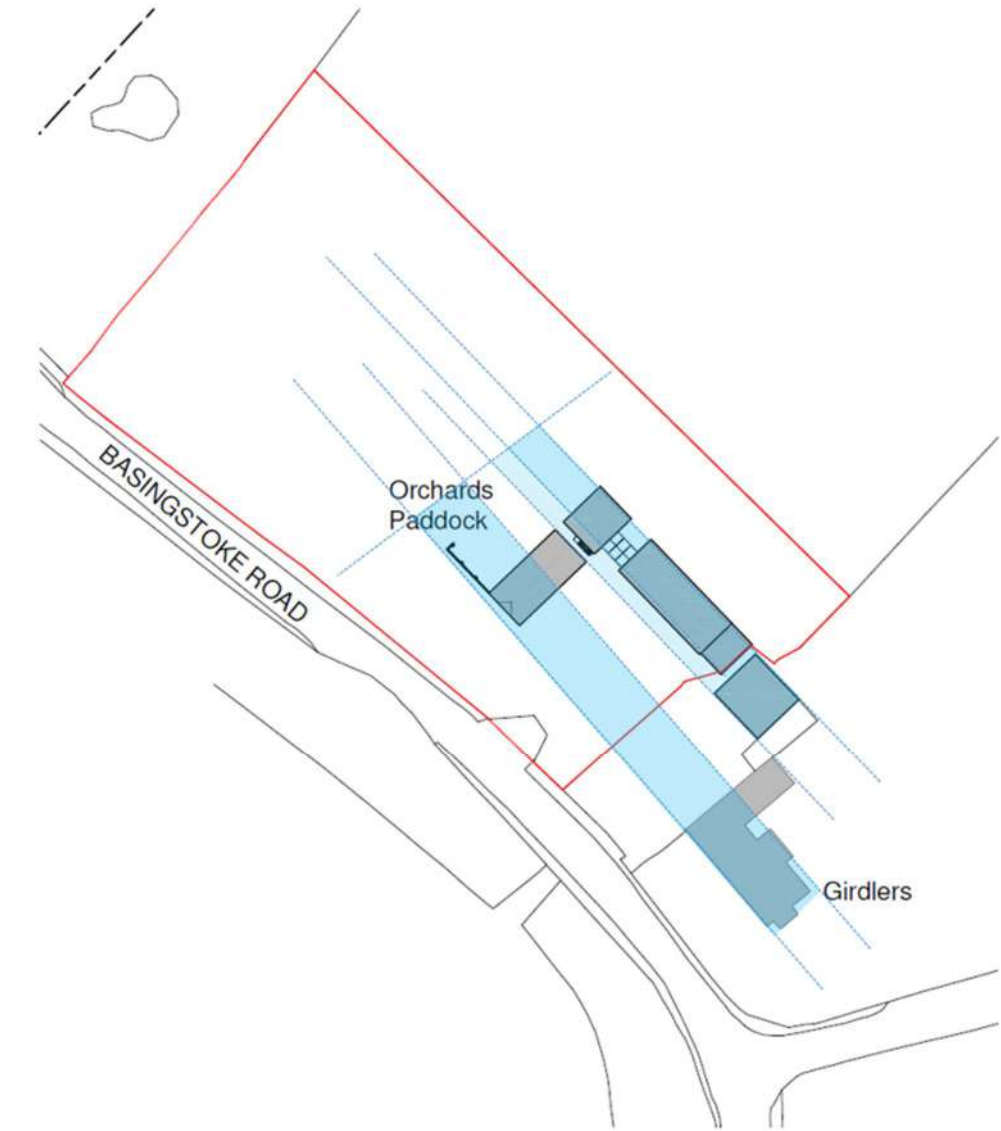


Fig.20 - Proposed Site Plan

3.02 Site Layout and Landscaping

The proposed extension provides a similar level of accommodation as the previously approved scheme (F/2004/1675) and great care has been taken to design the built form into its context more effectively. The three bay garage and workshop sits at right angles to the house to form the rural courtyard of built form with Girdlers next door.

The new extension has a roof scape with a double gable hip and valley to turn the corner effectively between the house and garage block. The proposed extension and garage have lower ridge heights to the existing main house, and the lower glazed conservatory link joins the main house and the extension in a natural way that retains the individual and original presence and importance of the existing Main house.

A proposed acoustic wall defines the end of the private domesticated garden space whilst creating a walled garden for a proposed outdoor pool area, semi-sheltered from predominant south westerlies, and screening the area from the public highway.

Replacement hedge and fencing is proposed to screen the property and define the permeable stone drive.

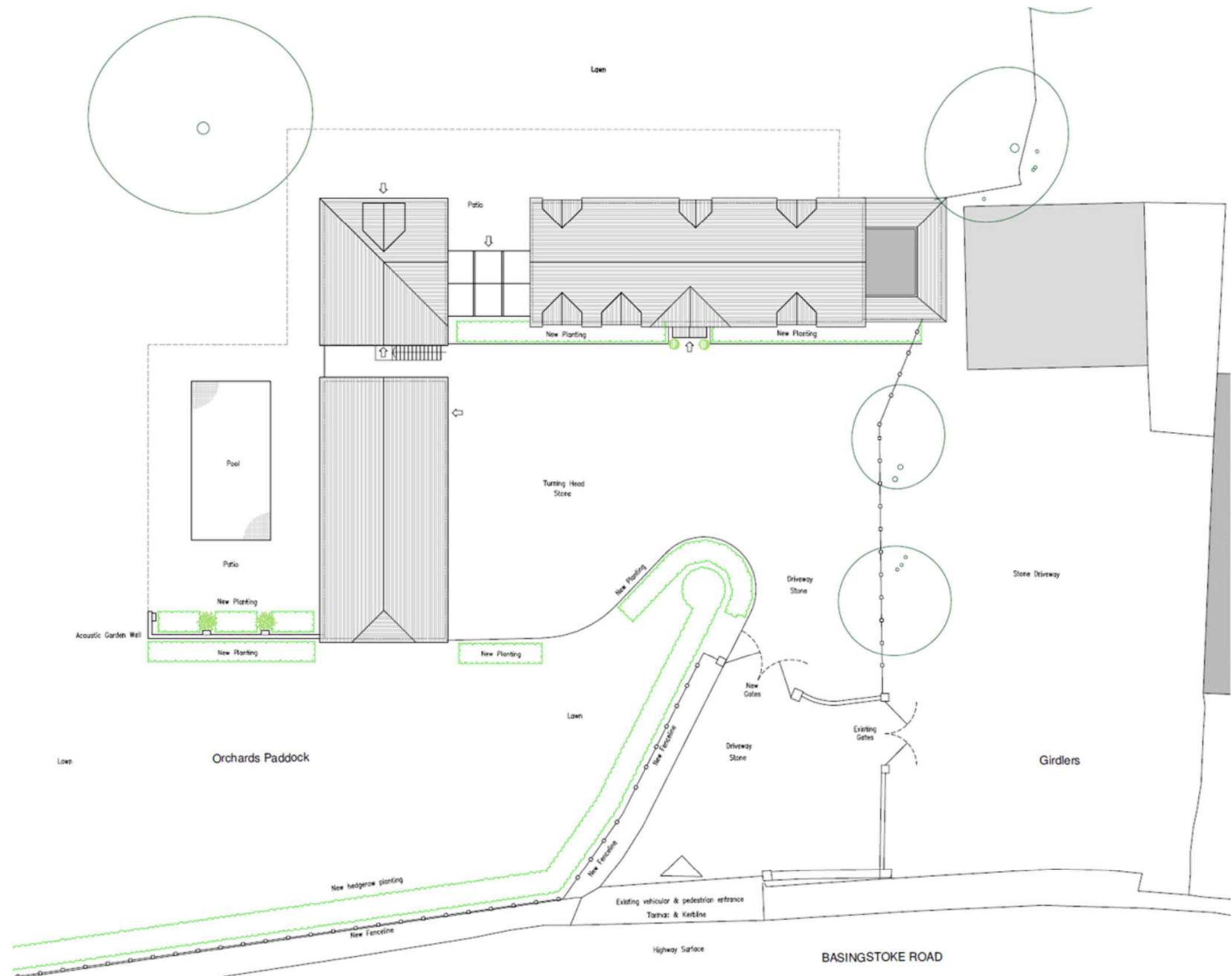


Fig. 21 Proposed Site Layout and Landscaping Plan (Not to scale)

3.03 Design Rationale

The entrance to the driveway from the B3349 has been altered to increase the vehicular accessibility and sightlines by replacing the existing gated entrance with a new gated entrance further into the site. This will improve vehicular safety on the road as it will allow visitors vehicles to be completely off the road when gates are closed.

The proposed floor plan illustrates the new build elements in brown. The conservatory link is illustrated in lighter brown for clarity and to illustrate its largely transparent and reflective nature.

The existing structure of the Main House is shown in grey with alterations proposed that have prior approval, or are internal and therefore allowed under permitted development as shown in blue.

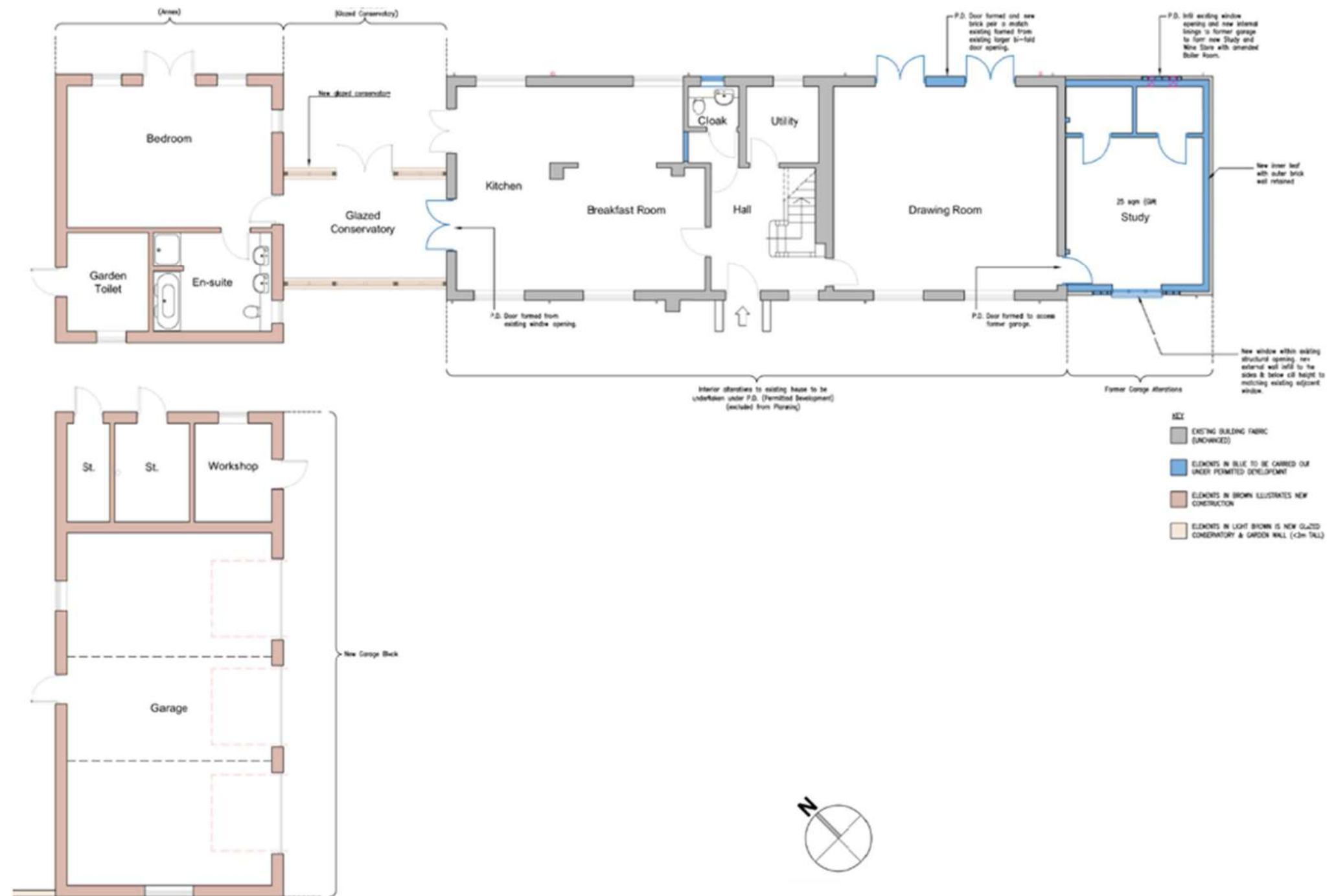


Fig.22 – Proposed Ground Floor Plan

The first floor accommodation of the existing house is not altered by proposals apart from the infilling of an existing window to the North West gable (shown in mid-blue) to accommodate the glazed conservatory link (shown in pale blue).

A Hobby Room accessed by an external metal stair is proposed to the roof space of the new extension which has a single dormer window to match those on the existing house.

The planning drawings illustrate, in terms of the scale and mass of the built forms proposed, that importance is placed on the existing house and the positioning to form a semi-rural courtyard, an established local vernacular which has precedent in the area of Swallowfield. See 3.04 below for examples of this courtyard arrangement where garages form one side in front of the main frontage of the accommodation.

The proposed materials have been carefully chosen to match the existing house and Girdlers next door. See 3.05 below for elevational treatment and proposed materials.

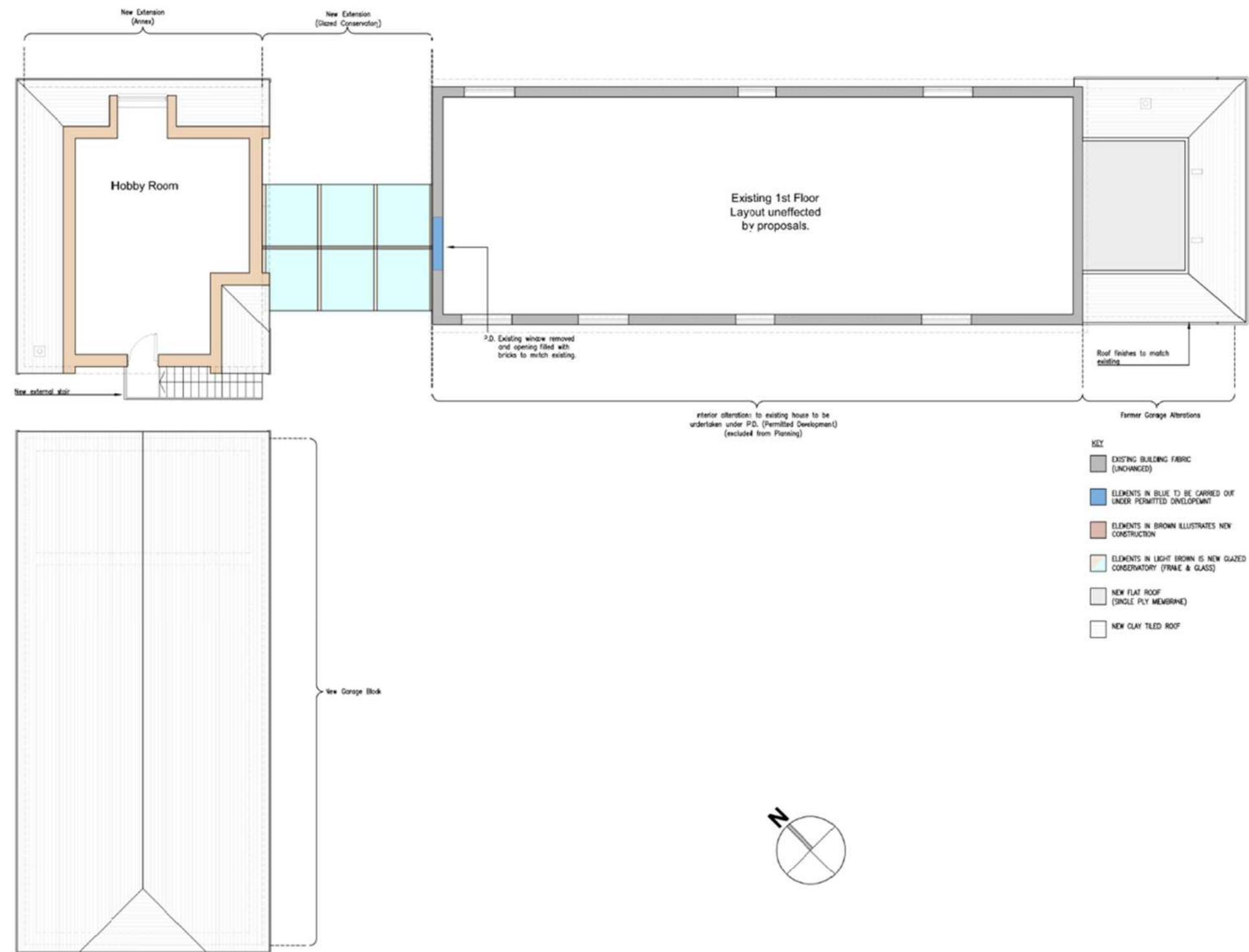


Fig.23 – Proposed First Floor Plan

3.04 Local Character Precedents

The following images show nearby houses of varying ages with a similar massing of main house with separate detached garage to the side standing forward of building line towards the public highway to form a semi-rural courtyard with vehicle turning head.



Fig.24 Parkside House on Lambs Lane (¼ mile West of Orchards Paddock).



Fig.25 Wolseley Cottage, Church Road, Swallowfield (1/4 mile East of Orchards Paddock).



Fig. 26 The Croft Basingstoke Road (1/8 mile South of Orchards Paddock).

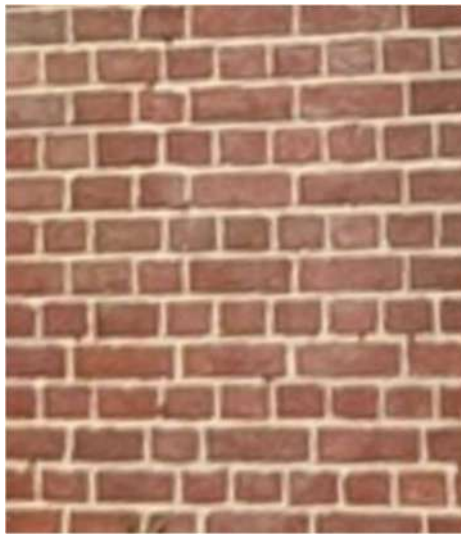


Fig. 27 Houses near junction of Part Lane and School Road, Swallowfield.

3.05 Materials



Red Clay roof tiles with bonnet hip tiles to match existing house.



English bond redbrick with sand coloured mortar to match existing house.



Fig. 28 Proposed Elevations (Top: South West, bottom: South East) N.T.S.



White uPVC windows to match the Existing house windows



Dormer to match existing



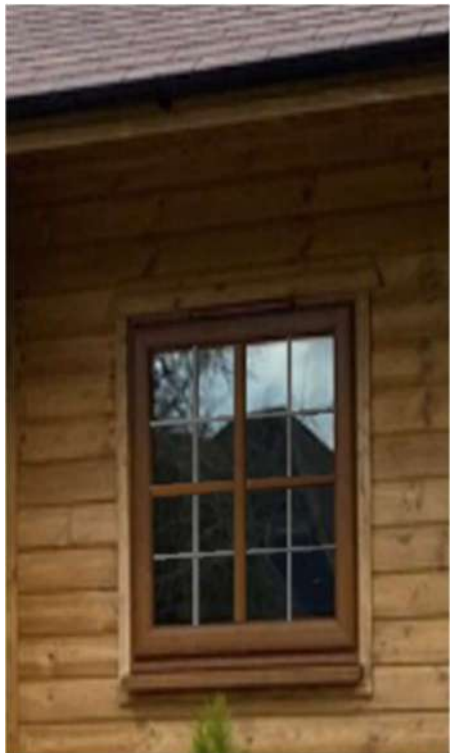
White uPVC French doors to match



Fig. 29 Proposed Elevations (Top: North East, bottom: North West, far right North West existing gable through glazed conservatory link) N.T.S.



Feather-edged timber cladding to garage



Timber effect uPVC windows to garage

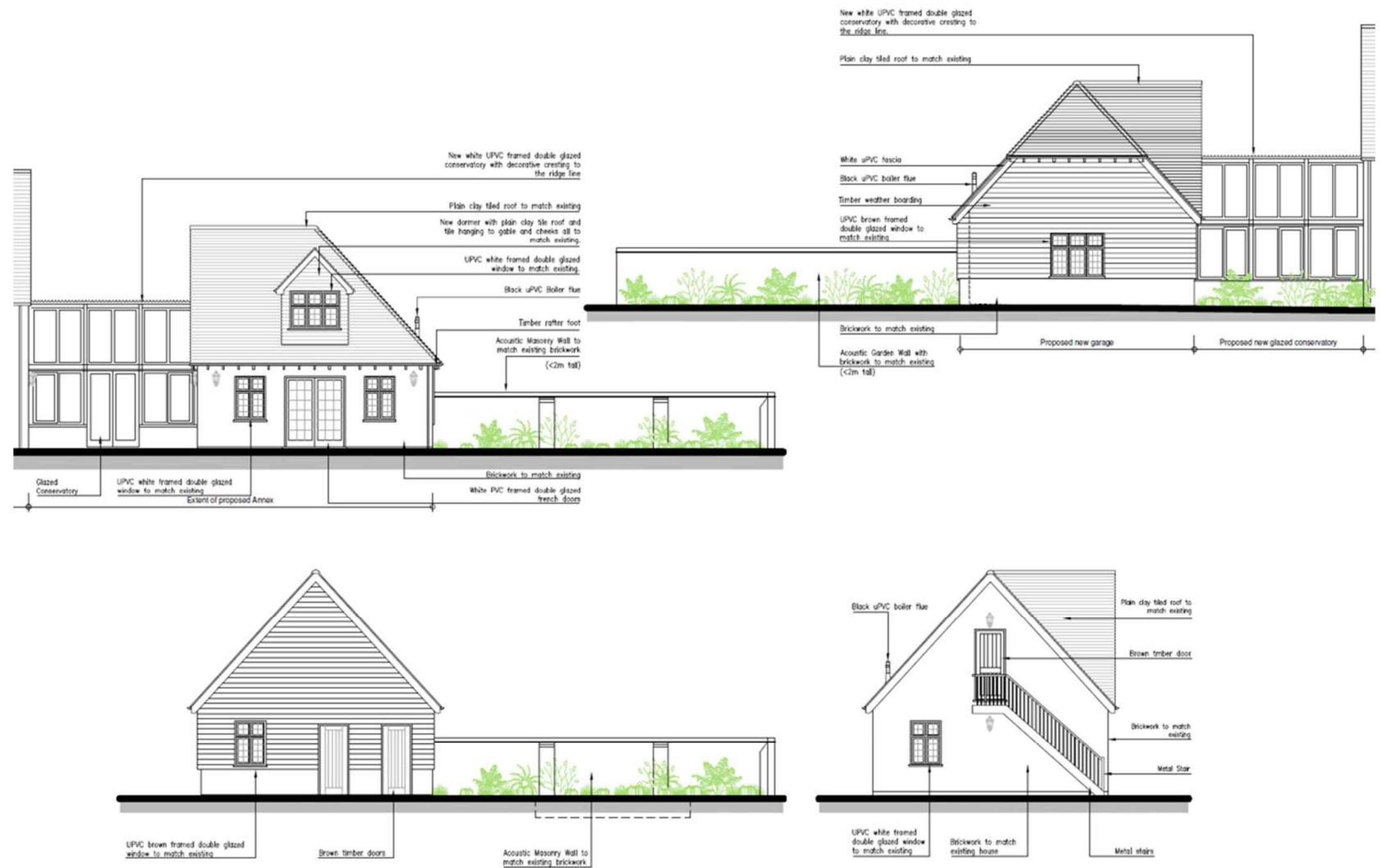


Fig. 30 Proposed Elevations (Left: North East Extension & garden wall, upper right: South West existing gable through glazed conservatory link)
lower left: North East Garage and garden wall, lower right: South West gable end of extension) N.T.S.

4 CONCLUSION

The new built forms are in keeping with and match the external materials of the existing house to Orchards Paddock and neighbouring garage block to Girdlers. The proposed courtyard layout is informed by the precedent of similar local properties so in character meets the local vernacular for edge of village dwellings. The proposals have minimal impact on the environment, and visual amenity from the public highway.

Set against the removal of the existing delapidated outbuildings, oil tank and stores, which will improve the visible amenity of the site in general, the proposed modest scale of the extension and garage, is appropriate for the size of the site, and alongside considered landscaping protects the privacy of the residential garden space and maintains the larger part of the site as semi-rural with the wooded area that leads down to the river.