

5793-C1-06-DAS

14th December 2023

**PLANNING APPLICATION FOR
REFURBISHMENT AND EXTENSION TO
STANFORD END FARMHOUSE, WELLINGTON ESTATE, RG7 1SY**

DESIGN & ACCESS STATEMENT



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1 INTRODUCTION

This Design and Access Statement has been written to accompany the Pre-Application Advice request being submitted to Wokingham Borough Council for the proposed refurbishment and extension of the Stanford End Farmhouse, Swallowfield, RG7 1SY.

The application is being submitted by the Planning Consultants JKL Planning on behalf of the applicant The Trustees of the Wellington Resettled Estate.

The proposal is to fully refurbish the existing Grade II Listed period farmhouse, to demolish the existing ancillary buildings and construct a new single storey accommodation wing to turn the property into a large family house for private rental.

This statement should be read in conjunction with the following drawings also submitted as part of this application:

1100 Location Plan
1101A Existing Site Plan
1102C Proposed Site Plan

TSH 2022-1134- Topographical Survey

1200C Existing Floor Plans
1201 Existing Roof Plan

1210E Proposed Floor Plans
1211C Proposed Roof Plan
1212E Proposed Farmhouse Plans

1213B Heritage Plan Ground Floor
1214C Heritage Plan First Floor

1300A Existing Elevations NE & NW
1301A Existing Elevations SW & SE

1310C Proposed Elevations NE & NW
1311D Proposed Elevations SW & SE
1312C Proposed Sections A-A & B-B

2 ASSESSMENT

2.1 Description of site

The application site is located off Barge Lane, Swallowfield, and lies in gently undulating open farmland owned by the Wellington Estate close to the banks of the River Loddon and is part of Stanford End Farm, which is currently a tenanted and working farm.

The site has a crossfall of approx. 0.5m towards the river and is bounded by a mature hedgerow on the southwestern edge; an iron rail fence on the southeast boundary; and outbuildings on the northwest and northeast boundaries.

There are some mature existing trees on the site consisting mainly of Willow, Sycamore and Silver Birch. None of the trees are affected by the proposals and therefore no Arboricultural Report has been included in this application.

The Grade II Listed Farmhouse was built in the 1790s and is two-storeys over a part basement, in red facing bricks, in a late Georgian classical style (See separate Heritage Statement for more detail). The outhouses are later additions built during the 20th Century, most being asbestos sheet roofed and clad.

2.2 Character and Appearance of surroundings

The Farmhouse is adjacent to several agricultural buildings two of which are C18 oak-framed structures which, whilst not part of this planning application, have had conditions surveys undertaken. These surveys have not been included in the full planning & Listed Building application but are available on request for reference purposes. The remaining sheds are contemporary precast concrete and steel framed agricultural structures with asbestos and metal sheeting roofs.

2.3 Flood Risk Assessment

The existing and proposed buildings lie mainly in Flood Zone 1, with an undeveloped corner in Flood Zone 2 and therefore, a Flood Risk Assessment is not required to accompany the application. However, due to the existing basement flooding seasonally, a Flood risk Assessment has been carried out to inform the proposed repairs to the basement and existing surface water drainage and is available on request.

3 EVALUATION

Stanford End Farmhouse has been tenanted by the same family since 1936 and the farmhouse was vacated in summer 2022 as it was no longer required as living accommodation. The same tenant, who lives in a cottage nearby, will continue to rent the farm buildings.

The farmhouse is in a poor state of repair (See separate Condition Survey) and in need of major refurbishment work both internally and externally. Most of the outbuildings are clad and roofed in asbestos sheeting and are surplus to requirement. It is the Applicant's intention to repair, alter and extend the Grade II Listed property to enable it to be let as a private family residence to permit the historic building to remain in use and consequently kept in good repair.

4 DESIGN

4.1 Layout

The proposal is to make minimal changes to the interior layout of the Grade II Listed Farmhouse and to preserve the historic plan form but to enhance the accommodation to make it suitable for C21 living.

All the existing outbuildings are to be demolished and a smaller new single storey pitch roofed wing is proposed to accommodate additional living accommodation. This will be linked to the Farmhouse by a contemporary glazed link with a flat roof to emphasise the separation between both old and new elements.

Due to the fall across the site, permeably paved terraces are proposed to allow for level access to the outside of the house.

4.2 Scale & appearance

It is proposed to add a new window to the Southwest elevation (rear) to give the master bedroom a view across the river valley. This new window will also enhance the rear elevation which is currently very unbalanced, by matching the existing window directly underneath on the ground floor.

The proposed new accommodation wing has been designed in a similar scale and form as the outbuildings which are to be demolished, to remain subservient to the Farmhouse. The walls will be constructed in a combination of red multi brickwork and dark stained timber cladding, the roofs will be covered with red clay tiles all to match the existing farmhouse building.

4.3 Impact on character, appearance and neighbours

The drawings demonstrate that the proposed design is of a high standard and sympathetic in terms of proportion, scale, form, materials and detailing as befits its location annexed to a Grade II Listed Building. Due to its location and existing mature trees, the proposed extension will hardly be visible from the roadside.

There are no neighbouring properties close enough to the application site for the proposals to have any impact in terms of overlooking, privacy, rights of light or views.

The site is well distanced from the existing boundaries and the proposed house would not affect amenities, highways or any neighbours.

4.4 Vehicular access and parking

There are no proposed changes to the existing vehicular access to the site from Barge Lane and as well as existing parking in front of the Farmhouse, 4 parking spaces are proposed within the gated courtyard on existing hardstanding.

4.5 Access and Inclusivity

Access to and throughout the new ground floor wing has been designed in accordance with the recommendations of Part M of the Building Regulations.

5 CONCLUSION

We trust that this document and associated drawings have demonstrated that the design proposals are sympathetic to the locality and to the Listed Building, and will have no impact on neighbouring properties. The proposals make the building a commercially viable residential let in the current market and time.

We believe that the proposals have a positive impact on the character and appearance of the Listed Building and locality and are compliant with all relevant Local Plan policies.

Therefore, we trust that the proposals can be supported by the Planning Officer and be recommended for approval.