YIANGOU

YIANGOU ARCHITECTS

DESIGN AND ACCESS STATEMENT

AVENUE FARM HOUSE,
AVENUE FARM ROAD,
SUTTON BRIDGE,
SPALDING
PE12 2QF

Mr and Mrs Karadia
July 2019

INTRODUCTION

This document accompanies the planning application for an extension and alterations to The Coachhouse, an outbuilding of Avenue Farm House, Avenue Farm Road, Sutton Bridge.

The plans involve the construction of a new roof canopy to the rear, that takes on the same character as the current building, internal rearrangements and minor amendments to the fenestration, as well as the construction of an outdoor swimming pool.

An application for a previous scheme with an indoor pool had been approved in June 2015 (H18-0407-15). Since then, the clients have further considered the plans and have made amendments for an outdoor pool, to have less impact on the original building and enhance the quality of the design.



Image 1: *Panoramic view of the of the outbuilding and Avenue Farm House from the main entrance*

BACKGROUND

The site is located 23km east of Spalding in South Holland District, Lincolnshire. It is approximately 3.5km north of Sutton Bridge and just over 2km west of the River Nene in an agricultural setting. The coachhouse is an outbuilding, originally used to house cattle as part of a complex of other farm buildings, some of which are no longer part of the property. It is currently used only for storage.



Image 2: *Aerial map of site location*

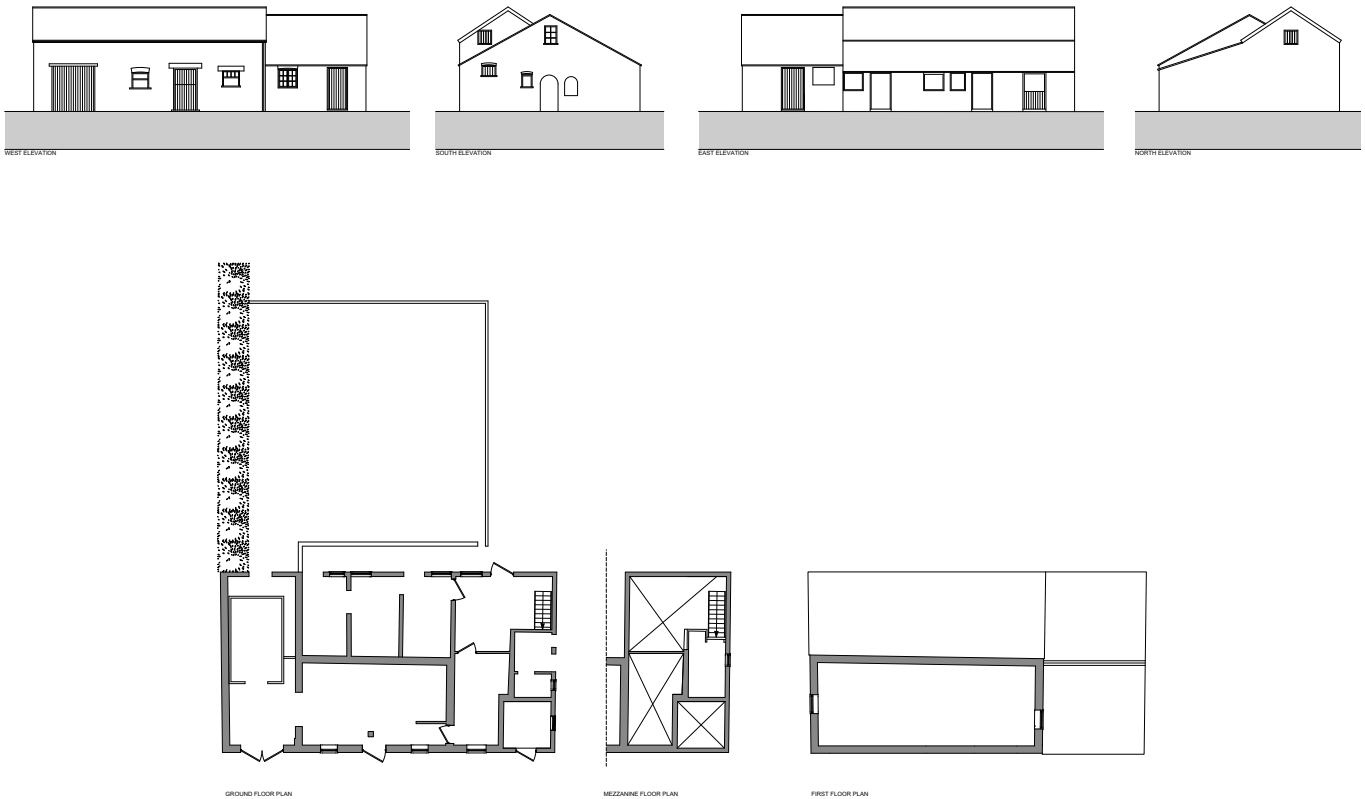


Image 3: *Existing plans and elevations*

The Coachhouse is known to date between the late 19th and early 20th Century, but has undergone a number of alterations over the years. This has resulted in the current mix of both historic and modern materials, including asbestos sheet roofing over the main block, and a temporary plastic roof structure at the rear. The multitude of changes mean that internally few original beams remain, and the layout is convoluted and does not suit the current needs of the client.



Image 4: *Repair work and alterations can be seen throughout the elevations through visible brick bond and mortar changes*



Image 5: *Rear elevation showing the corrugated plastic roof and the asbestos sheet roof beyond*



Image 6: *Site Location Plan, identifying the application site and highlighting the main vehicular entrance route and the density of the surrounding buildings*

THE PROPOSAL

DESIGN

The proposals aim to retain the agricultural vernacular of the existing building, whilst amending the interior from the current cellular layout, to a more open plan design to accommodate the needs of modern living and create a better connection with the garden behind. The scale and design of the existing building is respected in the proposals.

LAYOUT

The proposed scheme works with the footprint of the existing building, converting the main ground floor of the building for garaging and a plant room that is easily accessible from the main entrance and parking forecourt. A number of partition walls on the ground floor are to be removed to create a more open plan layout, and to simplify routes through the building, with a new spine wall introduced to allow the building to open up to accommodate modern cars. The rear of the building is rearranged to create a central sheltered outdoor seating area with fireplace relating directly to the new pool, and secluded garden around. To either side, the existing structure is amended to house the necessary facilities for this new leisure scheme.

The existing mezzanine level is to be removed, and instead, a staircase is introduced to access the first floor within the roof space of the taller portion of the building. This enables the currently unused floor area to be converted for use as a games room and storage, with natural light introduced with minimal impact to the elevation through the introduction of conservation rooflights.

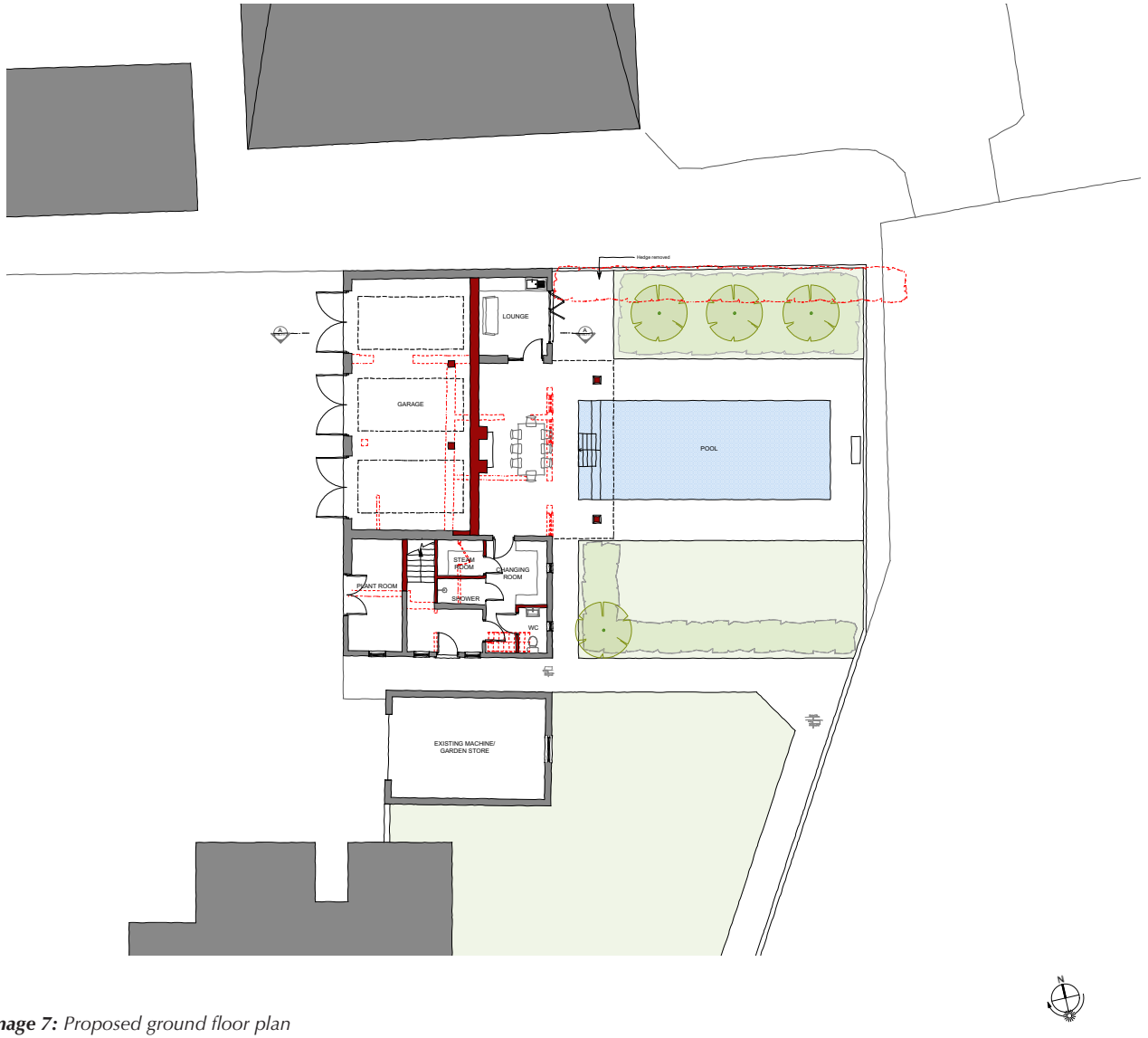


Image 7: *Proposed ground floor plan*



Image 8: *Proposed First Floor Plan and Roof Plan*

APPEARANCE

The proposal seeks to minimise alterations and maintain the agricultural character and subservient appearance of the Coachhouse. Existing details, such as the arched openings are retained and the material palette follows the existing with facing red brick, slate tile roof and timber structural details.

As part of the proposals, the poor quality temporary plastic roof and asbestos sheet roof are to be removed and replaced with slate tile to match elsewhere, with solar PV introduced to provide water heating. The new, large openings proposed to accommodate garaging are designed in line with the agricultural vernacular, with timber boarding, strap hinges and brick arched lintel details.



Image 9: *Brick detailing around opening to log store on the south elevation to be retained for entrance*



Image 10: *View of the buildings from the main entrance, highlighting the relationship between the Coachhouse and Avenue Farm House which will be maintained*



Image 11: *Proposed elevations*

SCALE & MASSING

The proposal works within the existing footprint of the Coachhouse, and retains the existing ridge and eaves heights to ensure it retains subservient to the main farm house. The new roof gable introduced follows the pitch of the existing and has a lower ridge height so is not visible from the front, principal elelvation.

ACCESS

Access will remain unaffected by the proposals, and the existing parking forecourt will be retained. Level access will be provided to the pool via external paths.