

Replacement dwelling, Ollards Farm,
Throckenholt
Design and Access Statement
September 2015

Rev B



RAW

Design and Access Statement

Prepared for;

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Site Photos

Ollards Farm (formerly Hollards Farm) lies north of the centre of Throckenholt on the east side of Hall Gate Road.

Ollards farm consists of a two storey farm house and a (1.5 storey) brick barn; both of which are structurally in a poor state of repair. Adjacent to the house, to the east, is a large timber outbuilding adjacent to the house, and a smaller collection of sheds and green-houses closer to the barn.

Next to the plot (to the north) lies a single storey brick barn and a large open sided barrel roofed barn.

There are a range of mature trees running from the boundary to the south along Hall Gate Road.



Site Photos

Views of the site travelling North along Hall Gate Road



Site Photos

Views of the site travelling South along Hall Gate Road



Local vernacular

The dwelling to the right are all located within Throckenholt and range from new buff and red brick developments (right) to Georgian houses (below). There are also a variety of rendered properties within the village.



Site Photos

Views of the house:

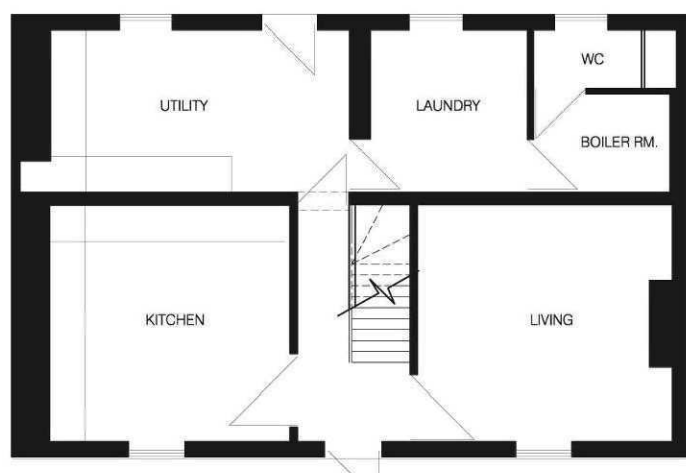


Site Photos

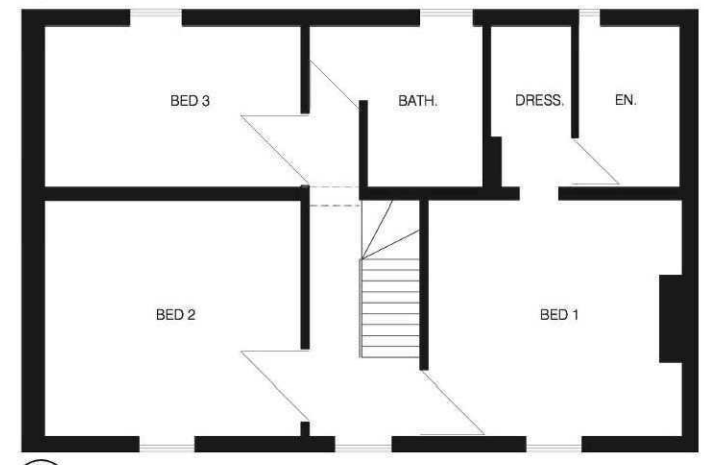
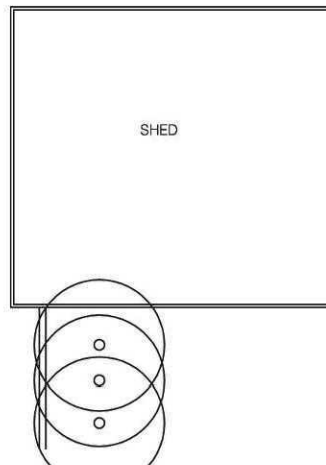
Views of the barn:



Existing

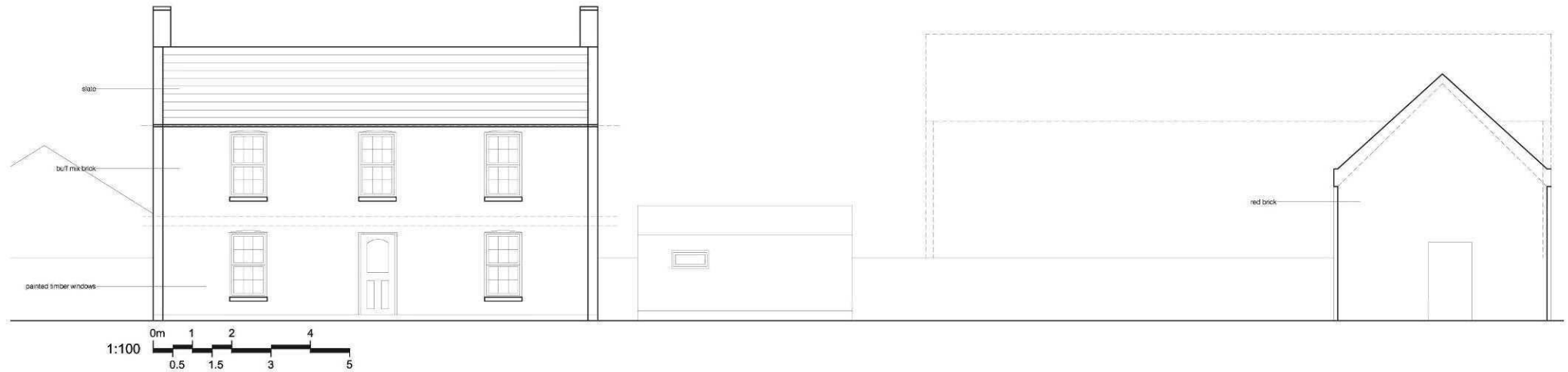


Ground Floor



First Floor

Existing

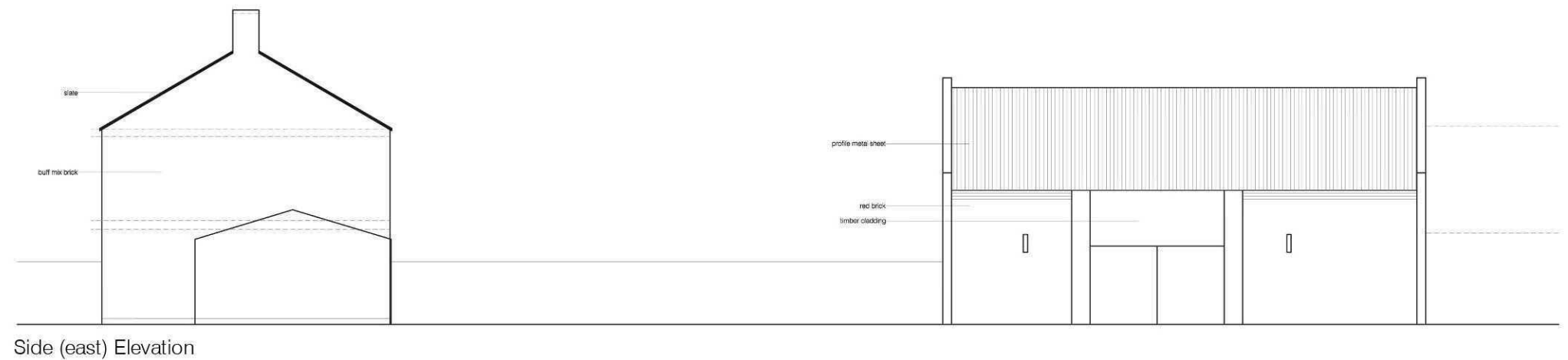
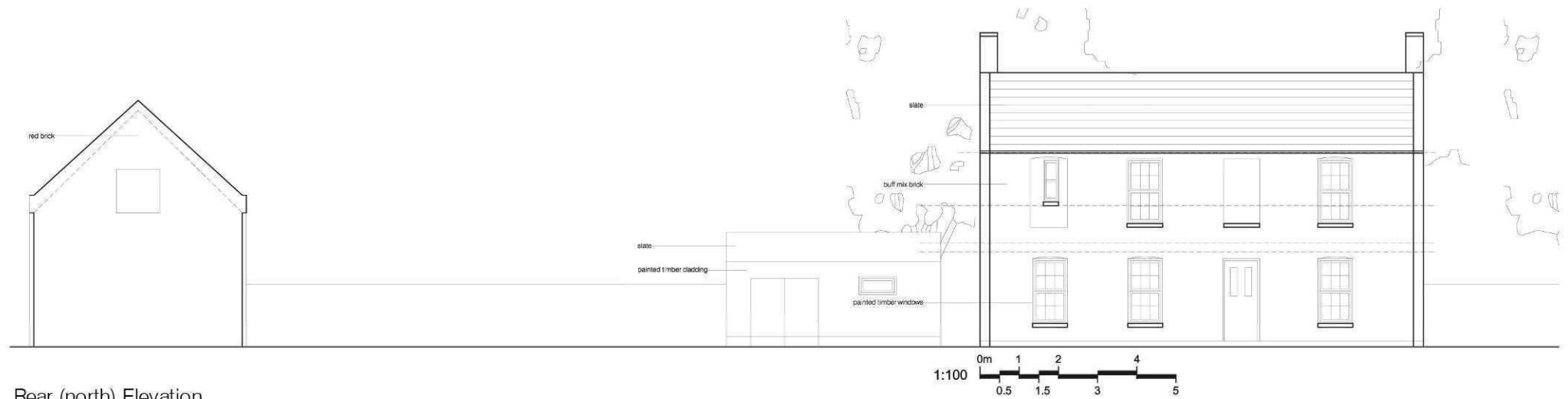


Front (south) Elevation



Side (west) Elevation

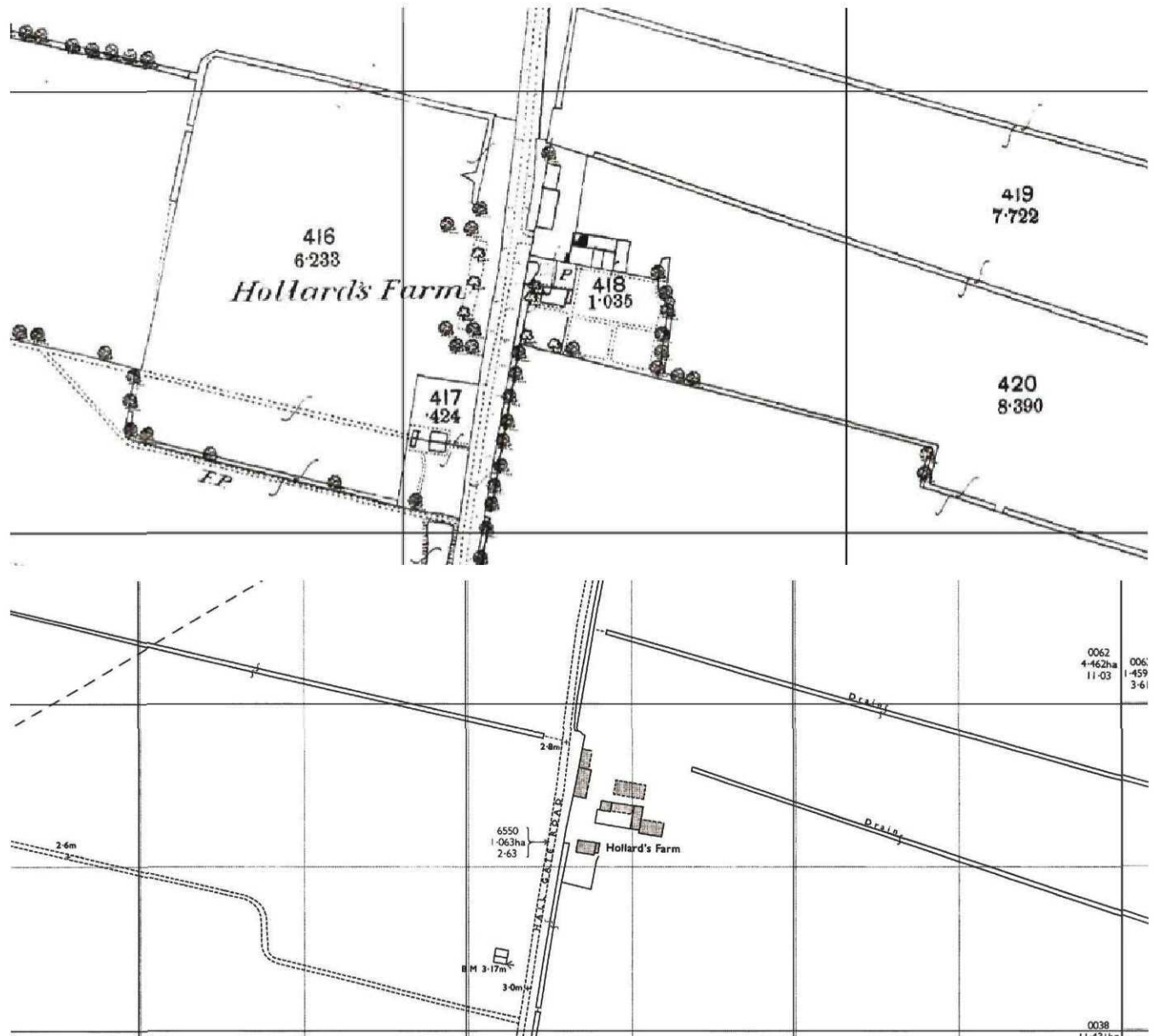
Existing



Historical Maps

The property was built in the 1800s and show clearly on the 1888 maps (see right).

The original building had a additional barn at right angles to the existing approximately 6x25m long. This additional barn, along with a side extension show all the way through to the 1977 map (below right).



Concept

The historic layout of single and two storey barns formed a crew yard around the central work area.

The images here show examples of farm buildings in and around Throckenholt.

The clusters of buildings are a mix of materials and heights which have been developed organically over the years in an ad-hoc layout.



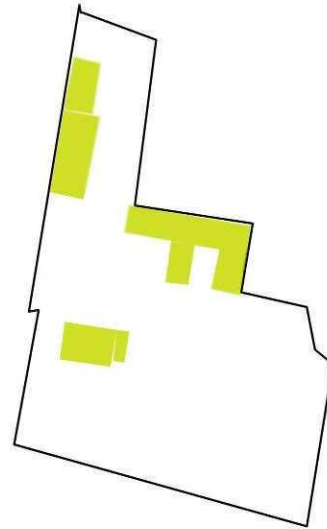
Concept

The double height threshing barn still existing although in a poor state of repair.

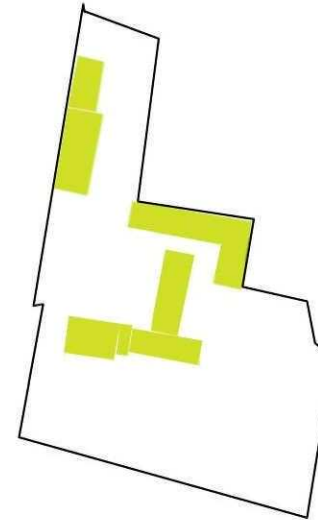
The concept is to re-form the crew yard with a series of barn like buildings of varying heights and materials, which look as though they have built up over the decades as work and machinery increased.

The side extension which was apparent from the 1880's on the main house would form a transparent link to the 'barns'.

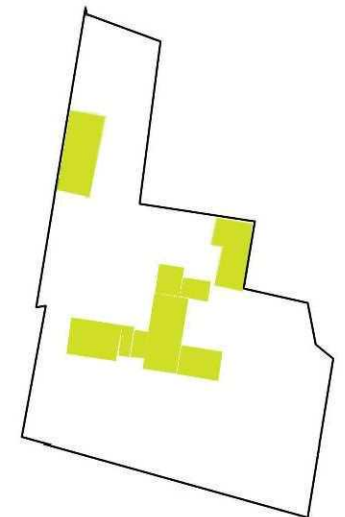
The courtyard configuration shelters the entrance from north easterly winds across the fens.



1880s block plan



Block massing concept



Proposed block massing

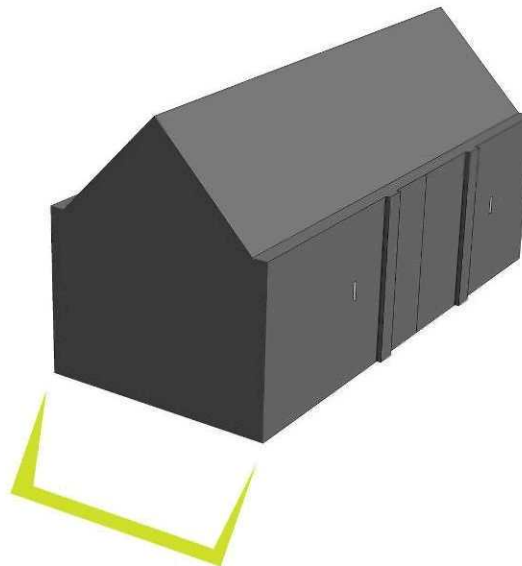
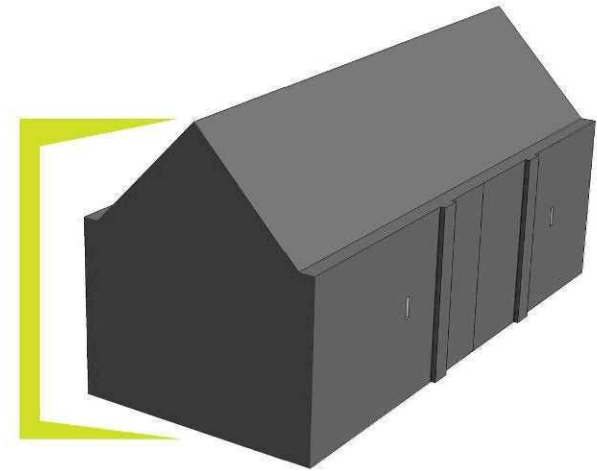
Concept

The existing threshing barn is 6040mm to the ridge with a large full height opening in the centre of the front and rear elevations.

The barn is 5500mm wide and 13200mm long.

To give the barn aesthetic, the proposed buildings should be of similar proportions; similar height to width ratio and approximately 2-3 times width in length.

A series of smaller single storey buildings would have had a greater variety of height, width and length as their purpose would have been less specific, for example, stores for equipment and tools.

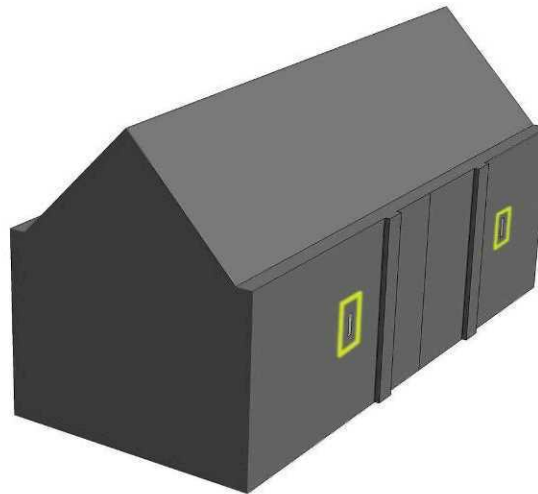
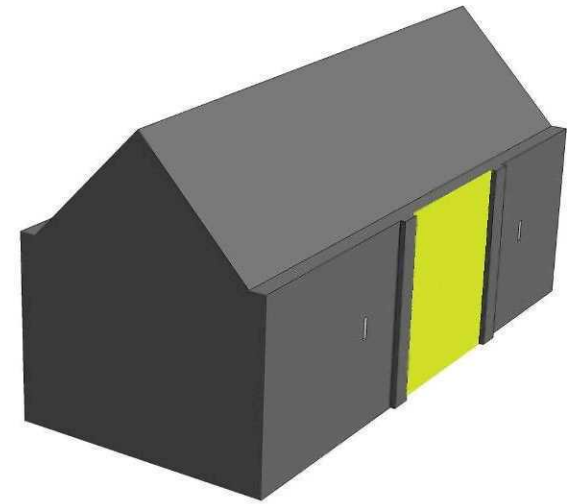


Concept

The crew yard buildings would have had large openings (as the existing barn) which run the full height of the building, for easy movement of machinery and large areas of ventilation.

Smaller openings were unglazed, to maintain ventilation, allow some natural daylight, but prevent access.

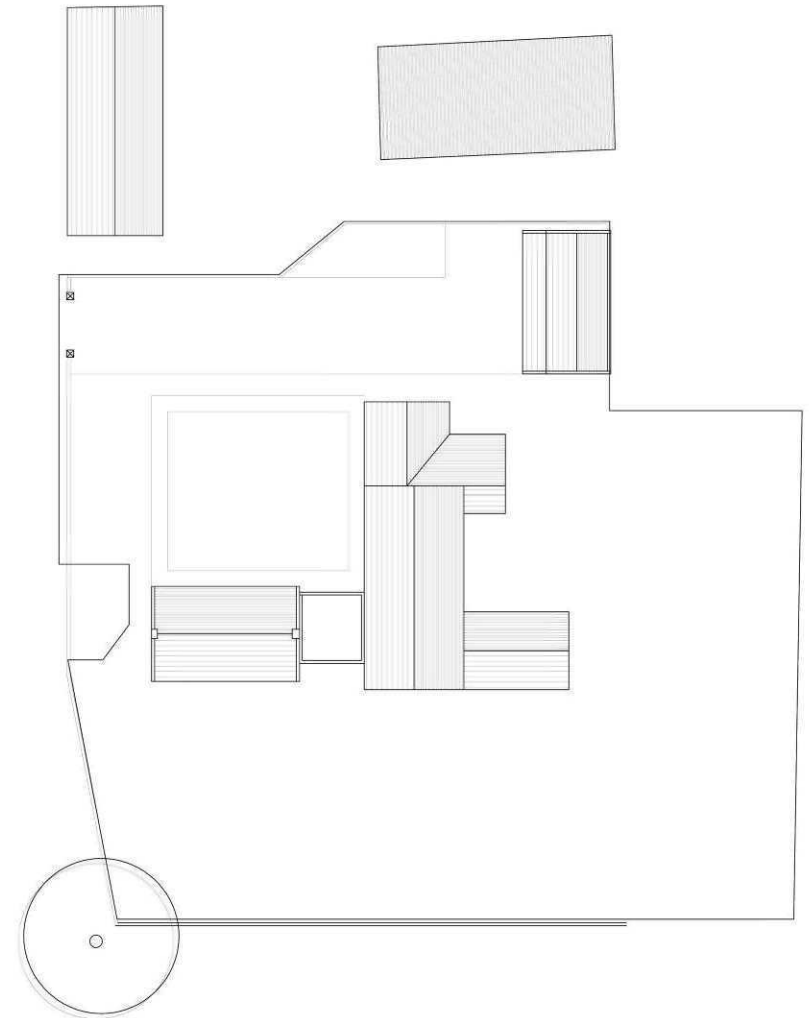
Tools and equipment barns would have standard proportioned door openings for personnel access.



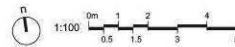
Proposed Roof Plan

The plan (right) show the configuration of buildings and roof forms.

In combination with the existing barns on the adjacent land the total collection of buildings replicates the organic growth, scale and proportion of the local farm buildings



Ground Floor



Proposed Views

Rear (aerial) View



Front View



Proposed Elevations

Front (south) Elevation



Side (west) Elevation

Proposed Elevations



Rear (north) Elevation



Side (east) Elevation

Precedents



Materials

The proposal is to build the main two storey part of the house in Hoskins Hailsham and feature elements south elevation and easterly barn will be the midnight blue brick.

The two storey part of the house will have the slate grey plain tiles and the single storey link will have a fenland pantile roof to contrast. This breaks up the massing of the overall building and helps to give the appearance of a series of linked barns.

Monier Redland Slate Grey Concrete Plain Tile



Monier Redland Farmhouse Red, Fenland Pantile



Hoskins—Hailsham bricks



Hoskins—Midnight Blue (black) bricks



Sustainability

The property is currently in a poor structural state, despite a recent refurbishment internally. Thermally the envelope is also poor with limited or no cavity wall insulation, and limited loft insulation.

The windows have recently been replaced but provide limited overall benefit to the thermal performance, which currently has a rating of F (54).

The new dwelling will have high levels of insulation, and provide a better than building reg standard in terms of thermal performance.

Glazing is orientated to maximise solar gains, with larger windows on the south, east and west elevations, whilst limiting overheating with a larger roof overhang on the south recessed façade and windows sized proportionally to the room volume they serve.

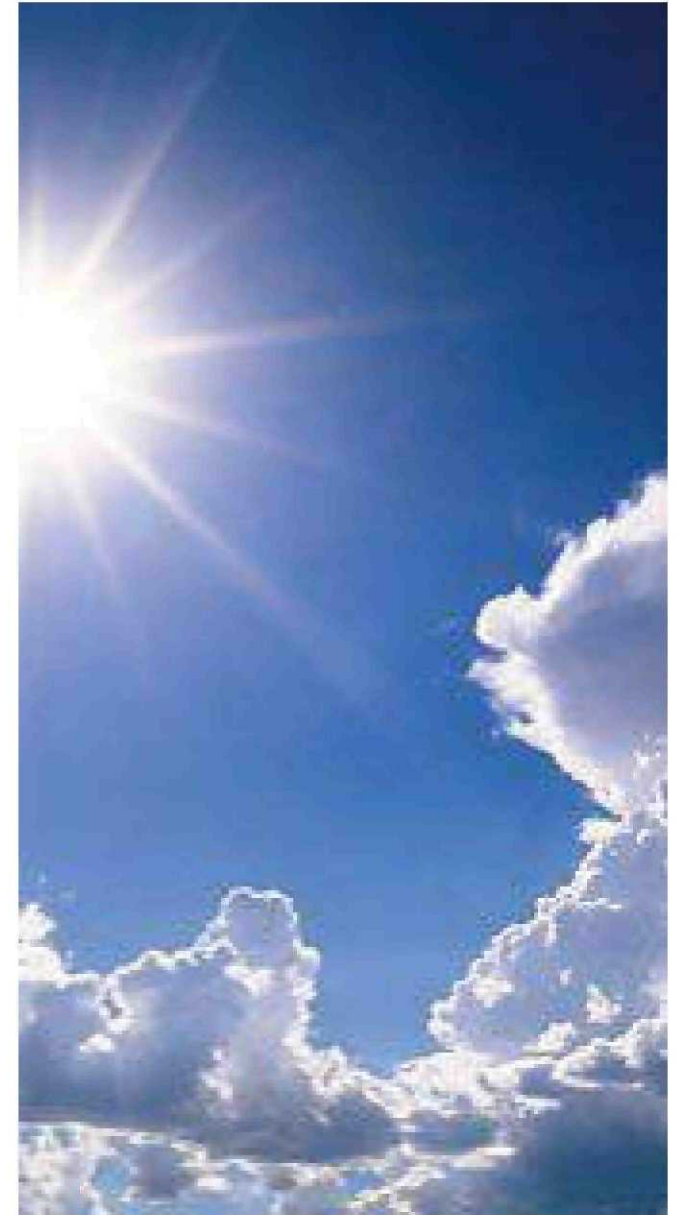
The layout of the dwelling, not only breaks up the massing of the building, but provides shelter to the south and west elevations, helping to store diurnal heat and provide a warm sheltered areas for sitting outside in temperate months.

The road boundary will also be planted with hedging to provide natural habitats for birds and other species.

The house currently uses a septic tank for soil drainage, but the proposal is to replace this with a sewage treatment system. Taps will be low flow to reduce water demand.

The intention is to provide solar thermal hotwater heating, using flat plate collectors on the south and/or west facing roofs. With an array of PVs to provide energy for an air source heat pump and low energy lighting system.

In combination the energy efficiency of the new building will be in the region of an A or high B, EPC rating. Which will far outweigh any possible improvements to the existing house.



Access

The new dwelling will provide greatly improved access to the property, with level access at the front and rear of the property.

The single level ground floor will be maintained, whilst the plan will be opened up to further aid access around the dwelling.

Levels will be graded at the rear also with large sliding (kitchen, living & dining rooms) level threshold doors.

The ground floor wc will be larger and located nearer to the entrance to allow greater accessibility.



Seymour, Sarah

From: Norman, Phil
Sent: 15 September 2015 15:41
To: _planningadvice
Subject: FW: Ollards Farm revised DAS
Attachments: 0195_ DandA_revB pt1.pdf; Ollards farm DAS 2 of 2

See below/attached, thanks.

From: David Watts [<mailto:rawarchitecture.dw@gmail.com>]
Sent: 15 September 2015 14:42
To: Norman, Phil
Subject: Ollards Farm revised DAS

Dear Phil

Further to our recent re-application We were unable to upload the DAS onto planning portal as the file size was too large, and we cant reduce it any further.

I attach the first of two files that form the DAS - would you be able to add this onto the submission?

Kind Regards
David

David Watts
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