



Project: The Willows, Lower Road, Old Bedhampton
Client: Mr & Mrs Barber

Design and Access Statement

Date: 29 April 2016

Cover Storey

A r c h i t e c t s

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1. Introduction

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The Willows, 11 Lower Road, Bedhampton, Havant, PO9 3LH

The Willows was constructed in 1958 within the established conservation area of Old Bedhampton. The existing house has undergone a number of separate alterations over the years, culminating in the disorganised and architecturally confused building which stands on the site today.

The house comprises five bedrooms plus bathrooms upstairs and four reception rooms plus a family kitchen dining space downstairs. The house is broadly 405sqm (gross internal floor area) with a ground floor footprint of circa 265sqm (Gross external footprint).

As is the characteristic of the conservation area, the house is set well back off the road within a substantial plot with only limited views of the house from the public highway. The side (South) and rear (East) elevations are partially visible from the countryside but these views are long distance due in part to the scale of surrounding farmland.

The numerous historic alterations have left a house which is teeming with corridor space, lacks organisation and flow and does not compliment its surroundings.

The Owners of the property wish to replace this large and out of date building with a subtle contemporary family home which reflects its surroundings and provides a positive environment for family life.





Pre-Application and Neighbour Consultation (cont'd)

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Neighbour consultation:

As part of the development process for the concept design, it was important to canvas the opinions of the occupiers of neighbouring homes.

On 31 March 2016, neighbours were invited to the Willows to review and make comment. Of the neighbours invited, five couples / parties accepted the offer and viewed the outline proposals which were set out over nine panels. Thumbnails of the presentation are set out here for information.

The resultant comments were positive towards the scheme, its scale and location. Its contemporary feel was noted and again was largely viewed as a positive addition to the area.

As a result of comments, including those regarding the modern nature of the proposed home, we have since developed the scheme's elevations, particularly with regard to window proportions.



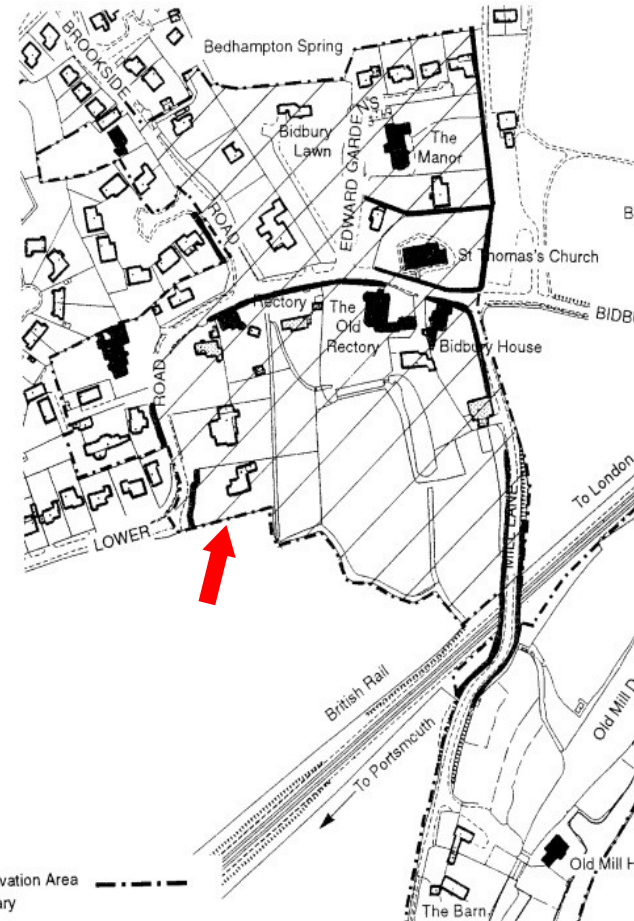
3. Context and the Conservation Area

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Old Bedhampton Conservation Area is characterised by a sense of openness and space. Houses are generally set back off the road and are within substantial plots. Furthermore, large areas of the conservation area are bordered by substantial hedgerows or mature planted borders. [photos].

The significant buildings within the area reflect a number of different architectural styles and eras but a relatively common feature is the slender proportions of fenestration. Some of the key buildings include windows whose proportions are based on portrait rectangles of golden ratio dimensions. When seeking key driving elements to ensure that our proposals fit within the conservation area, this proportional construction has formed the basis for the public facing West elevation.

Roofs vary across the area, some flat but mostly pitched however the pitches vary from approximately 40 degrees to around 51 degrees. These dimensions fit in with the wider Sussex / Hampshire border vernacular. In seeking simplicity in reflecting the architectural context, the proposals include 40 degree pitches and gable ends.



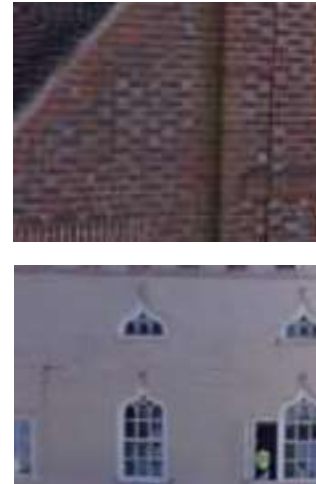
3. Context and the Conservation Area (cont'd)

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Elevational materials within the area and immediate locality provide for a wide choice but potential confusion. This project presents an opportunity bring together a number of the common elements of facades whilst being cognisant of the pitfalls of installing 'new' materials within an established locale.

The images below show two of the key local buildings and highlight the diversity of materials. Our scheme presents a blend of these two with importance attached to a clean and simple approach.

The proportions of the Sussex/Hampshire border vernacular have therefore been expressed within the primary gable elevation of the scheme, but overly complicated new facing brickwork has been avoided in preference to a simpler, clean render. The render enables a clear expression of the mathematical importance of the proportions and is then softened within the context of the scheme by the use of timber cladding as a natural and more rural secondary elevational material.



4. Proposed Scheme and Design Principles

As outlined in the previous section, the character of the conservation area has been paramount in forming the detail and rules for developing the site. The confused nature of the existing building is at odds with the character of the area and this was an important step in ultimately deciding that it was appropriate to demolition and rebuilding rather than further alter the existing house to bring design and aesthetic order to the dwelling.

The location of the house on its site, and in relation to Lower Road, enables and requires the building to present itself towards two contrasting scenarios – the residential street to the West and the rural longer views to the South and East.

Expressed gable end details and tight eaves junctions form a significant part of the overall aesthetic of the conservation area, combined in some circumstances (not least of which is St Thomas's Church) with parallel pitches. This combination of elements has been instrumental in informing the structure of the proposals, including driving a central heart to the house set between two pitched roof volumes.

Locally, wall materials range from full height brickwork, full height render, timber cladding through to flint walling. Within the area, render is prevalent as a facing material with timber cladding being associated with secondary building or set back elements. This has been translated into the designs, render representing the more formal 'public facing' elevation (West). Timber here is secondary and becomes more dominant as the building turns to face the informality of the 'rural' view.

Whilst there is a wide variety of fenestration within the conservation area, some of the buildings loosely share proportional attributes of tall rectangle some of which comprise combinations of golden ration panels. This has formed the basis for our design rules for windows, the golden ratio proportions being expressed on the front elevation (first floor) and being progressively broken down as the building turns from its formal public face to the private rural aspects of the South and East elevations.

5. Use

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The use of the site will not change.

6. Amount

The amount of development will be an overall decrease in building volume and footprint when measured against the existing dwelling.



7. Layout and Access

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Construction access within the context of the conservation area (and the recognition that this is a residential area) has been an important driver in seeking the best method of construction. The proposals will be constructed using a high quality off-site structural timber panel system which will minimise disturbance through construction traffic. Furthermore, the nature of this method of construction will mean that very quickly the weather tight shell will be erected. This will then confine the majority of work to the interior of the building.

This method will shorten the bulk materials access required by the site and reduce noise impact.

In terms of the permanent access to the site once the dwelling is completed, this will broadly remain as already currently exists and as there will be no greater development than already exists, there should be no change in access requirements for the dwelling.

As shown by the plans, the layout of the building on the site will be within the current building's envelope and footprint.

8. Scale

The existing house is circa 405sqm (gross internal floor area) and this will be reduced by the new proposals.

As shown on the plans and elevations which accompany this document, the new house will be smaller in footprint and lower in ridge height, ensuring that the massing and configuration of the new family home will have no adverse effect on its surroundings in terms of scale.

9. Landscape and Environment

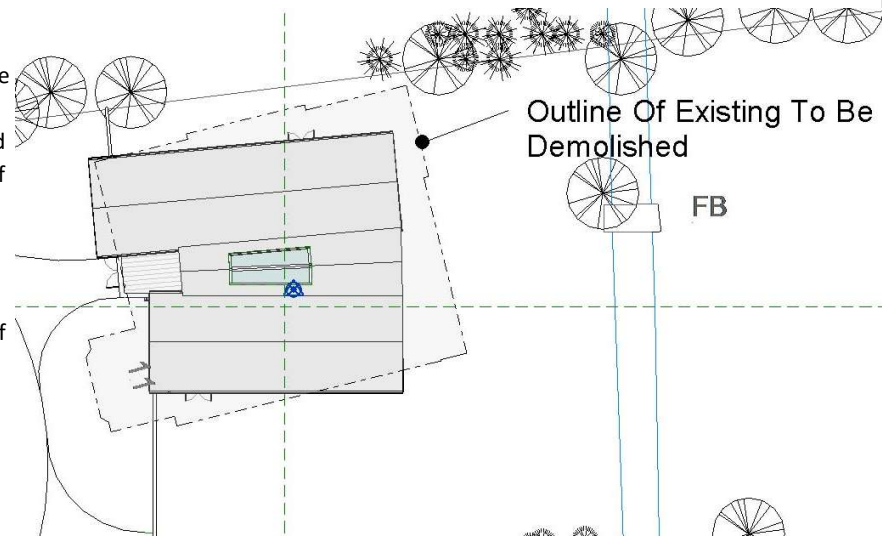
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The Willows will sit at the edge of the conservation area, bordering the countryside and thus the natural habitat for indigenous flora and fauna. It has therefore been of paramount importance from the outset to make sure that any development enhances rather than detracts from its environment.

The proposals ensure that the land used, the scale of the building and the ultimate height of the building are all within the volumetric envelope of the existing house which is proposed to be replaced. This will safeguard any existing wildlife habitats including any bat flight paths and suchlike. Building within the 'brown' element of the site will overt risk of damage to the watercourse from new foundation works as they will not extend into virgin land.

The siting of the building ensures that no trees are required to be removed in order to construct the new dwelling. Furthermore the use of the existing footprint as a limit for northern and eastern development means that no tree root structures will be endangered by the development. Indeed significant work has already been undertaken to minimise on-site construction operations and thus minimise the requirement for the storage of heavy materials.

The Client is, however, committed to preserving the environment within their domain and so will ensure that all works are carried out in accordance with pre-agreed method statements which in turn will be required to safeguard the environment. To that end, a separate Arboricultural Impact assessment and method statement has been commissioned and will be added to the planning submission on receipt.



10. Appearance and Visual Impact

As previously outlined, the building seeks to present itself formally to the street with a more informal, countryside focused set of elevations opening up into the gardens and the rural landscape beyond.

The primary elevation facing West thus expresses the 40 degree pitched roof vernacular which is common around the Hampshire-Sussex borderlands. Windows reflect triple pairings which are common within the conservation area, picking up on the tall proportions of prevalent fenestration.

The South and East facing elevations subtly break down the formality of fenestration, focusing of the views of the countryside rather than the vernacular style of the street-facing facade.

Materials:

The proposed materials for the scheme have purposely been kept simple and comprise:

Walls:

Muted colour render (to be agreed) and western red cedar cladding

Roof:

Natural grey slate

Windows:

Polyester powder coated externally with softwood internal frames, select coloured panels in duck egg.

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View from garden



View from fields to south of property