

Codicote House (formerly Codicote Lodge)
Codicote, Hertfordshire SG4 8YU



Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022

BAM Design

Breakspear Pk, Breakspear Way, Hemel Hempstead, HP2 4FL

Design and Access Statement

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Contents		
1.0	Introduction	3
2.0	Use	5
3.0	Plans as Existing	5
4.0	Existing Photos	7
5.0	Amount/Scale	8
6.0	Layout	9
7.0	Appearance	10
8.0	Design Elements in Detail	13
9.0	Design info as proposed	14
10.0	Summary	16

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022

1.0 Introduction

The following Design and Access Statement has been prepared by BAM Design Architects to support a planning and listed building application to alter and extend the existing service range of Codicote House (formerly Codicote Lodge) in Codicote, Hertfordshire.

Codicote House is a small country house in a parkland setting on the edge of Codicote town. It most likely dates from the early nineteenth century and was built on the site of an earlier house. Until 1990 it was known as Codicote Lodge, and that is the name used in the Statutory Listing description. The house has undergone substantial changes through the generations. It was

extensively refurbished c1910 by architect Sidney Chesterton (1876-1916) in an early Georgian style for the banker Everard Martin Smith. The building was listed grade II in May 1968 and lies within the Codicote Conservation Area.

BAM Design were commissioned by the new owners to prepare proposals for alterations and additions to suit the needs of their extended family to which the initial application was submitted for a rear garden room, entrance and internal opening. In accordance with best conservation practice, the approach to improvements is one of revealing and enhancing the significance of the heritage asset whilst minimising interventions to significant historic fabric.

The original application was under ref 18/02280/FPH. This was then renewed as it was due to expire in Lock Down, so was re-consented under application 21/01512/FPH

This application described in the DAS is for a design development on the already consented Garden Room Scheme to add a section of open canopy to the design.

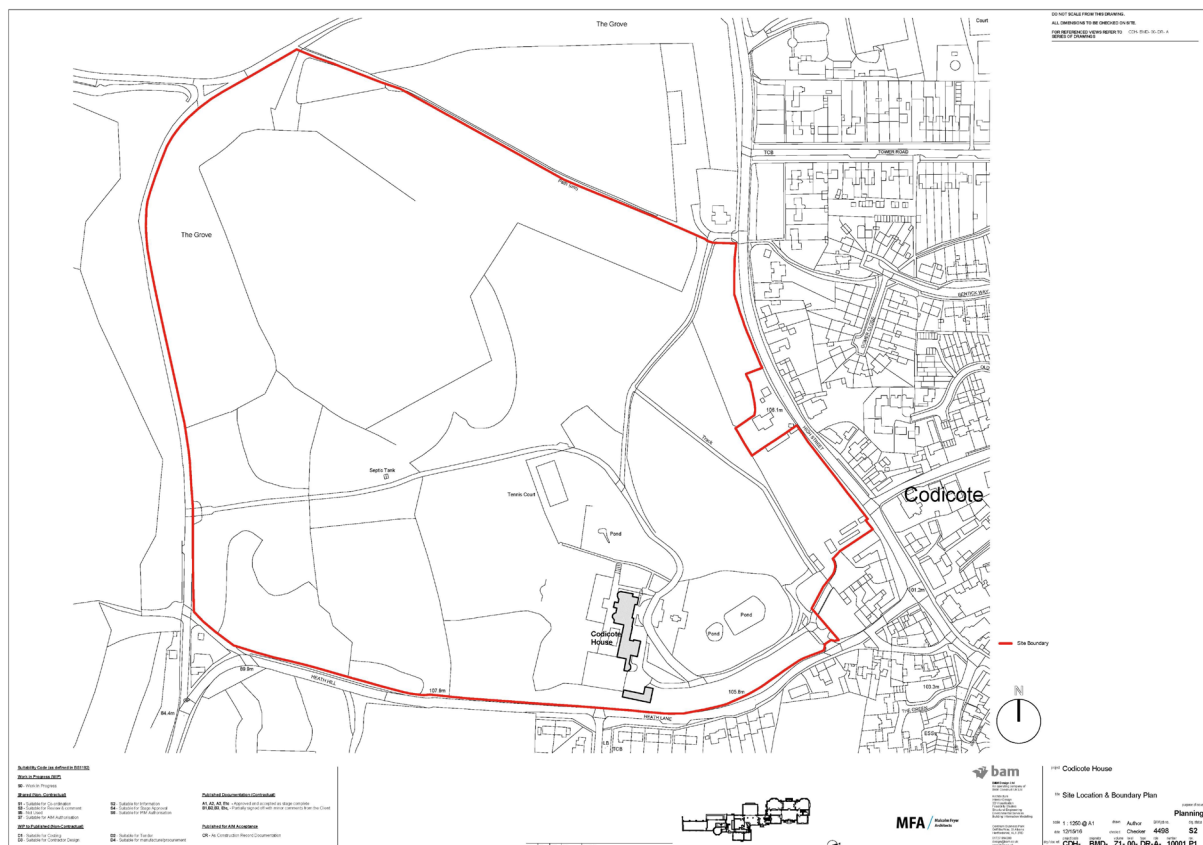


Fig 1. Location Plan of Codicote House, formerly Codicote Lodge

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022



Fig 2. Aerial Photograph of Codicote House, formerly Codicote Lodge



Fig 3. Aerial Photograph of Codicote House, formerly Codicote Lodge, showing wider context

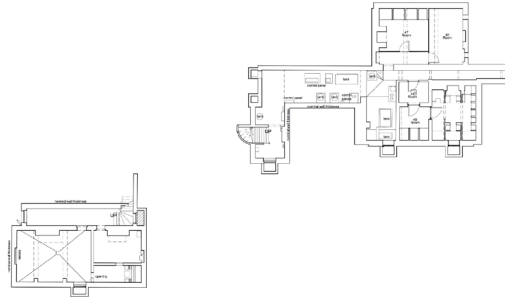
Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022

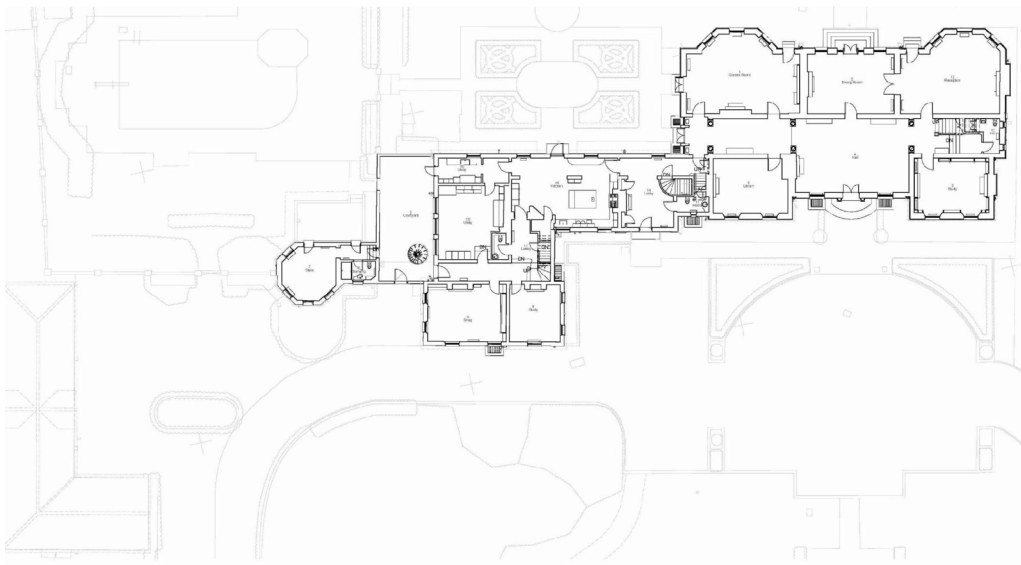
2.0 Use

The property and grounds are a single private dwelling as contained within the boundary line. The house and buildings are used as a private dwelling along with the personal businesses of the owners being operated from there.

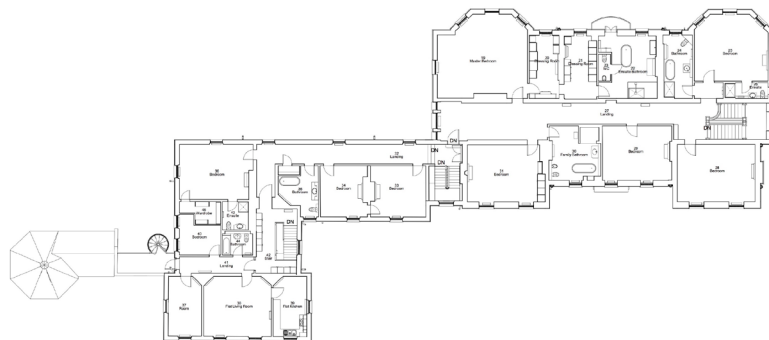
3.0 Plans As Existing



Basement level plan as existing



Ground floor plan as existing



First Floor Plan as existing

Fig 4: Plans As Existing

Design and Access Statement

Updated Proposed Alterations to the Service Range

July 2022

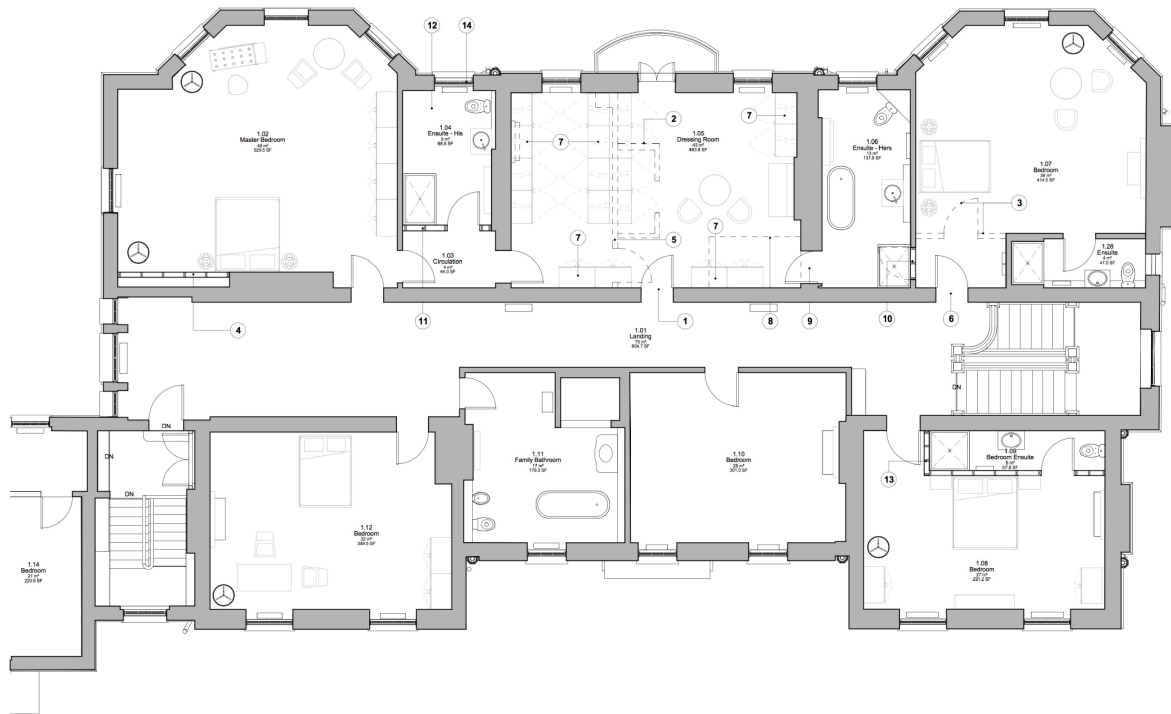


Fig5: First floor plans as consented and completed rearticulation back to original suite of rooms

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022

4.0 Existing Photos



Fig 6. The west garden front



Fig 7. The west garden front as viewed from the south v



Fig 8. The east (entrance) front of the main range



Fig 9. The east front and its landscape context



Figs 10 & 11. The southern service wing as viewed from the southeast (left) and southwest (right)

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022

Purpose of extension

The purpose of the proposed is to provide modern family accommodation joining the kitchen and open living space, with the creation of cover externally to support this. The proposals are to improve the family amenity of the house in a sensitive, contemporary manner including:

1. Provision of a new traditional stone door-case to the secondary entrance on the east elevation of the service range.
2. Formation of a new opening to the west elevation of the service range, removing the recently inserted central door, all in consultation with a conservation structural engineer
3. Erection of a new brick garden room addition with open canopy end to the west elevation of the service range in matching Gault brick and slate roof finishes with a minimally framed metal glazing system. Gauged brickwork to the openings will align and match those of the existing elevation of the service range.
4. Internal alterations to heavily altered kitchen range to enable enhanced relationships with existing structure over and with proposed garden room addition all in consultation with a conservation structural engineer. This mainly is furniture cabinetry alterations.
5. Alterations to the garden levels to the west of the service wing and renewal of paving to enhance the relationship between the house and garden and to provide a strong plinth for the garden room addition.

The proposals will serve to greatly enhance the use of the house as a contemporary family home, ensuring that it will be used in a manner which secures its conservation and preserves its significance, enhancing the long term sustainability of the heritage asset.

5.0 Amount/Scale

Size of the proposal, reasoning for the proposed size and form

The rear garden room in its revised design, looks to retain the relationship of form in front of the host service wing, and has been carefully refined to simplify the openings and form to not be over complex, with heights and junctions carefully placed to retain the massing of the original form to which it is joined. The design has looked to how it sits in adjacency to existing window opening to ensure adequate design spacings at these points.

The design has widened from the consented scheme to include an open covered canopy element, to complement the use of the garden room and associated family kitchen area. The design as amended the consented design to adjust the corner glazing on the right side to become the open canopy. This still retaining the same amount of design elements on the elevation.

The proposed traditional stone door-case remains as the consented design under ref 18/02280/FPH that was re-consented under application 21/01512/FPH so this report does not look to re-justify the design of that element that was refined to a point of approval, but will show it in context of.

6.0 Layout

How the extension and spaces will be arranged on the site, and the relationship between them and the existing

The garden room as the consented scheme also, will be arranged linked to the family kitchen by adjustment of the internal opening to the service wing that faces out to the grounds. This opening in this revised application will be the same size and design as the consented one.

The design of this revised garden room have been designed in a balanced design arrangement to keep the look of symmetry in elements and proportions and mass. The corner glazing is balanced with the opening to the other side, and with all the brick piers being of the same proportion to keep simplicity.

Internal alterations to heavily altered kitchen range to enable enhanced relationships with existing structure over and with proposed garden room addition all in consultation with a conservation structural engineer. These internal alterations as the same as the consented scheme.

Alterations to the garden levels to the west of the service wing to enhance the relationship between the house and garden and to provide a strong plinth for the garden room addition. These alterations to the garden levels as the same as the consented scheme.

The open nature of the extension and the visibility of the building behind

The proposals are uncomplicated, it was felt that the key aligning features and high quality material references will provide a strong contextual relationship in a way which is subordinate to the host service wing, yet enhances the overall elevation through sensitive contemporary design.

Symmetry in relation to the service wing

The new garden room sits symmetrically on the service wing elevation with a hipped slate roof form to reflect the existing arrangement, and accentuate a sense of balanced design in the elements that create the garden room fenestration.

Horizontality of the design

The strong horizontal line of the brick parapet sits just below the string course of the upper window sills, accentuating the strong overall horizontality of the service wing and tying the new and historic elements together.

Alignment of the openings of the proposed addition with the adjacent historic openings

The door and window openings of the proposed addition and the gauged brickwork above are considered in context of the historic openings adjacent, providing a strong unifying feature between the old and new elements across the elevation. The exact placement of these junctions was carefully reviewed in design studies to ensure they sit with enough spacing from each other.

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022

Design development

During the past 2 years where substantial periods were in lockdown, the property in its use was tested in concentration. This led to a need in the very sunny rear terrace that is external used being quite exposed. This led to the design brief requirement to now add an external open but covered space.

Designs were reviewed with Options developed to assess how this could be incorporated whilst still respecting the consented design approach to symmetry and balance against the host service wing.

In the design development options, it was clear that the design should remain central to the service wing. Additions were reviewed adding the covered area to one side and keeping the original, but this still in the overall created too many openings and the elevation having too many elements. To ensure the design has subservience to the host service wing, the elevation and massing studies looked to simplify these down to keep a calm elevation that does not dominate in front of the host service wing.

This can be seen in the high level design studies where various design options were reviewed which the following design images can give the synopsis of these options that lead to the final selected scheme that is part of this updated application:

Existing Consented Scheme design which consists of single storey rear garden room with gauged brickwork, slim profile glazing, and inset slate pitched roof with rooflight.



Fig 12: Existing consented scheme massing

Existing Consented Scheme design with open canopy to one side (this was felt there was too many elements and junctions in the elevation, and that the corner window next to the open canopy area was not adding to the space and creating a strange relationship to the corner pier.

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022



Fig 13: Existing consented scheme massing with design option for open canopy

The final design concluded that a simplification of the window adjacent to the covered area, allowed a simplicity to sit in the overall elevation, whilst ensuring the extent was in board of the service wing to maintain the balance of the overall elevation massing in context.



Fig14: Final design massing proposal

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022

The proposals have been designed in a holistic, cohesive manner as part of a master-plan for the site with a strong consideration of the existing hierarchical composition of the existing forms and materials. The interventions have been considered from all significant vantage points within the wider park landscape to develop a sensitive and well balanced architectural language and material palette.

The proposals seek to greatly enhance the relationship between the house and it's landscape. While the existing formal landscape is a modern arrangement, there is currently no intermediary element between the house and its immediate landscape context

7.0 Appearance

What the building and spaces will look like, i.e. building materials and architectural details

The relationship between the internal and external openings has been clearly considered both in terms of the oblique view lines and creating a balanced internal and external elevation. The corner window and open covered area are a clear contemporary interpretation of the garden room / conservatory tradition and will give the addition a distinctly contemporary feel whilst reducing the apparent bulk of the addition. The design and detailing of elements will be the same approach as the consented scheme.

A balanced elevation in oblique views

The proposed terrace at plinth level also seeks to tie the new building back to the strong horizontal lines of the host building. The raising of the garden to the plinth level dictates that the wider elevation must be seen from a distance to appreciate this strong plinth element for the service wing and new addition.

How the materials match the consented scheme

The materials proposed in this design revision, will exactly match those proposed in the consented scheme, consisting of Gault gauged brickwork, slim profile glazing and metals work in anodised bronze, slate tiled roofing with metal parapet capping.

High quality materials

The importance of the high quality of the brickwork and pointing to the masonry elements will be paramount to the quality of the design. The new gauged brick elements to the glazed openings are a key design feature to relate the addition directly to its host building, and the colour and texture of the new brickwork is essential. It is likely that salvaged sources of brickwork

will be sought and trialled to obtain the closes possible match to the existing Cambridgeshire white / Gault coloured brickwork. This is the same approach as the consented scheme.

The glazing system has been researched and sourced to be slim profile sections to complement the proportions of the timber sash and casement windows to existing. This is further echoed in the rooflight being of similar small profile, and being flush to the roof slate tiled finish. This approach is the same as the consented scheme.

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022

8.0 Design Elements in Detail

With specific reference to the proposals:

1. The provision of a new traditional stone door-case to the secondary entrance on the east elevation of the service range will serve to provide a more defined secondary entrance to the house in a high quality and appropriate traditional manner that maintains the existing hierarchy, preserving and enhancing the character and setting of the heritage asset. This is the same as the consented scheme.
2. The formation of a new opening to the west elevation of the service range and the removal of the recently inserted central door (in consultation with a conservation structural engineer) will serve to provide a strong level of connectivity to the proposed garden room and bring enhanced natural light levels into the kitchen. The physical impact of the proposals are mitigated by the relatively low significance of the removed fabric (masonry and modern door only) and the enabling of a high quality garden room addition in the country house tradition. This is the same as the consented scheme.
3. The erection of a new brick garden room addition to the west elevation of the service range in matching Gault brick and slate roof finishes will serve to provide an important living amenity space with a greatly enhanced relationship between the house and landscape in the country house tradition. The design of the garden room elevations in the proposals are uncomplicated, with the key aligning features and high quality material references will provide a strong contextual relationship in a way which is subordinate to the host service wing, yet enhances the overall elevation through sensitive contemporary design.
4. The proposed internal alterations to the heavily altered kitchen range will remove the uneven structural downstands and lack of cohesion which have resulted from recent interventions and will enable an enhanced relationships with existing structure over and with proposed garden room opening and addition, enhancing the character of the heritage asset. This is the same as the consented scheme.
5. The proposed alterations to the garden levels to the west of the service wing and the renewal of paving to enhance the relationship between the house and garden will provide a strong plinth for the garden room addition as well as a more clearly defined the formal garden arrangement to the main range. These improvements in accessibility and landscape hierarchy will greatly enhance the character and setting of the heritage asset. This is the same as the consented scheme.

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022

9.0 Design info as proposed

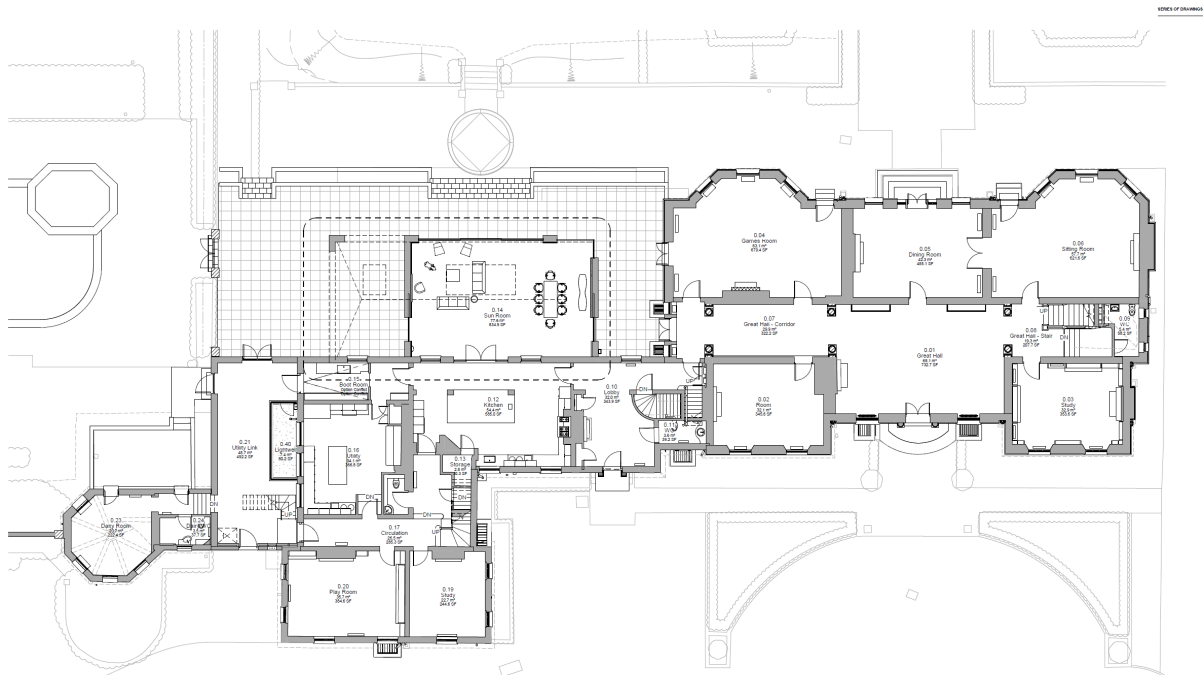


Fig15: Proposed Ground Floor Plan

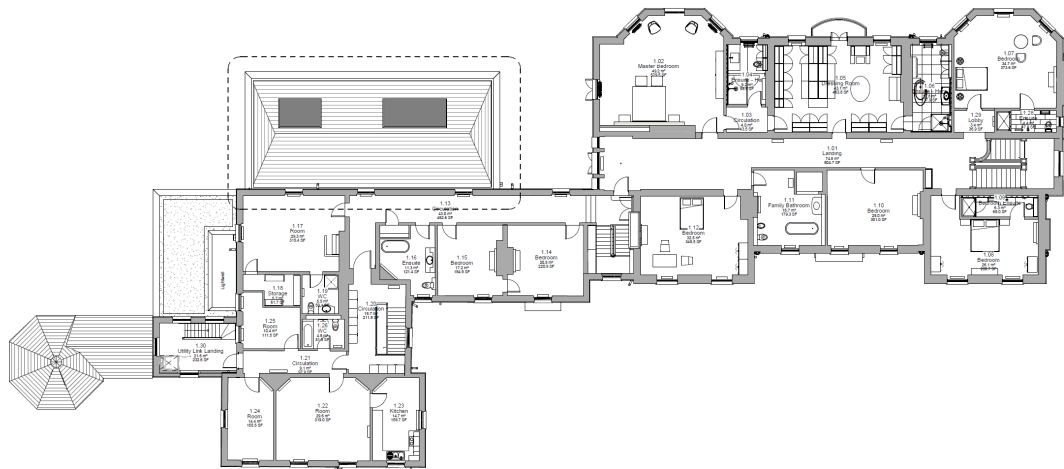


Fig16: Proposed First Floor Plan

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022



Fig 17: Family Entrance as proposed



Fig18: Proposed Rear Elevation



Fig19: Design Rear Elevation comparison: consented scheme above and new proposal

Design and Access Statement

Updated Proposed Alterations to the Service Range
July 2022

Summary

Overall, the proposals will be of the highest design quality and will relate sensitively to the existing forms and material palette of the heritage asset, making a positive contribution to local character and distinctiveness. Below are plans and CGI visualisations of the proposals to demonstrate this.