

DESIGN STATEMENT

CHRISTY'S YARD

HINXWORTH

SG7 5EH

Introduction

This design statement supports the submission of a full planning application for the erection of a detached dwelling with associated car parking, private garden and landscaping.

Design approach

The design and siting of the new build bungalow has been significantly altered from the previous withdrawn application, following detailed conversations with the local authority. The revised approach aims to create a structure that is subservient to the listed buildings, ensuring that the new build harmonises with the historic character of its surroundings and site history. The design and siting of the proposed bungalow is a result of comments and feedback from the local authority and conservation officer.

Key modifications include:

1. **Subservient Scale and Massing:** The building has been designed to be modest in scale and massing, ensuring it does not compete with the prominence of the adjacent listed buildings. This approach helps the new structure blend into the historic setting, reinforcing its role as a secondary structure.
2. **Materiality:** The new bungalow will feature a handmade clay tiled roof, which is in keeping with traditional materials found within the locality. The use of weatherboarding for the exterior walls further enhances its rustic and ancillary appearance, echoing the vernacular architecture of the area.
3. **Perception as an Ancillary Outbuilding:** The overall design intention is for the bungalow to be perceived as an ancillary outbuilding to Middle Farmhouse. There has previously been a barn situated in that position on the land for over 200 hundred years based on local mapping. By adopting a traditional form and

materials, along with a restrained architectural expression, the new build will complement the historic context rather than detract from it.

Design

The proposed bungalow features an open plan kitchen, diner and snug, with two bedrooms and one bathroom. The gross internal area is 61.5m². The proposed dwelling has been situated in an area of the site which makes the best use of the available surrounding land and light, whilst respecting the neighbouring properties and the street scene.

The proposed external materials and features have been carefully considered and proposed following advice from the local authority, which are as follows:

- Clay handmade tile roof
- Black Weatherboarding
- Open eaves (exposed rafter feet)
- Light oak coloured external windows & doors
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Conclusion

In conclusion, we believe that the proposed dwelling provides an opportunity to enhance the visual appearance of the site, whilst also respecting the character and amenities of surrounding properties. We also feel that the proposed design should be viewed as a positive addition.