

Lewden Farm Design & Access Statement

The following document should be used in conjunction with other attached documents; most specifically the one entitled 'Lewden Farm Listed Building Request Proposal'. This outlines the plans in more detail as well as including all relevant photos.

Existing Setting

Lewden Farm is a 17th Century Farmhouse located in a small hamlet of other dwellings consisting primarily of the converted associated farm buildings. None of the buildings still function as a farm. The hamlet is surrounded by farm/ paddock land but easily accessible by local roads and nearby villages.

The buildings are general constructed of local sandstone with either stone slates or slate roofs. Most are two storeys with some conversions into the loft space. Roads are tarmacadam with; drives, patios and paths block paved.

The farmhouse itself is semi-detached to the adjoining cottage. Historically these would have formed a single dwelling but have been divided at some point in the past. Other buildings are either detached or semi-detached.

Impact of Proposal to Existing Setting

There are several elements of the application that may affect the existing setting:-

- Additional of solar panels
- Window Replacement with steel casements
- Guttering

The solar panels will be installed on the modern extension flat roof behind the parapet perimeter. There should be minimal visual impact from the ground.

The replacement of some of the fixed window panes with opening steel casement windows will make that façade of the building more in keeping with how it would have been historically. It will also be a better visual fit for the remaining existing casements in the upstairs bedroom on that elevation of the building. This approach also aligns visually with the remaining steel casements in the adjoining cottage.

The replacement of plastic guttering supported on wooden blocks will improve the aesthetic nature of the building as well as well as conforming to all the other adjacent properties.

Levelling of 4th Bedroom Floor

Currently the floor in the 4th bedroom follows the line of the floor joists and deviates by approximately 100mm over a metre width. The boards are modern pine floor boards.

This deviation in floor proves to be a hindrance to daily use as well as a significant safety issue when people aren't expecting it.

There is also no real need to keep it this way as the floor has been replaced with modern floor boards in the past. It therefore doesn't add any real character to the building.

Replacement with new wide oak boards would be more in keeping with a building of this type.

Levelling wedges will be applied to the existing joists to bring the top back to level.

Guttering

The existing plastic guttering mounted on wooden blocks will be replaced with wooden guttering on forged brackets. Plastic downpipes will be replaced with cast downpipes.

These changes are more in keeping with what would be expected on a building of this period. It also reflects the approach on most of the adjacent buildings in the location.

Solar Panels

The addition of solar panels is proposed on the modern extension flat roof so as not to impose on the historical stone roof of the main building. Although the panels will be angled slightly, the parapet around the top of the extension should shield them from view from ground level.

Environmental Management

The proposal includes:-

- The conversion of remaining single glazed windows to double glazed windows in order to improve the thermal efficiency of the property.
- The option of installing solar panels in order to make the property more energy self-sufficient.