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DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSIONS AND ALTERATIONS AT

Ridgeway Farm House, Mount Pleasant Road, Repton, DE65 6GQ

PRACTICE INTRODUCTION

About bi Design Architecture

Established in 1998, bi Design Architecture is an award-winning team of vibrant and talented architectural designers based in Repton, Derbyshire, and Sutton Coldfield, West Midlands. We pride ourselves on offering a clear, fresh, and client-focused approach to both residential and commercial architecture.

Design is at the heart of everything we do. We embrace the collaborative process required to develop thoughtful and bespoke architectural solutions. Each member of our team brings extensive industry experience, along with a breadth of knowledge and creativity, enabling us to deliver innovative designs across a wide variety of project types and site conditions.

We work closely with our clients—and with planning officers—to understand their needs, aspirations, and constraints. Through well-considered ideas and imaginative architectural design, we aim not only to meet our clients' expectations but to exceed them, helping turn their vision into reality.



AWARDS

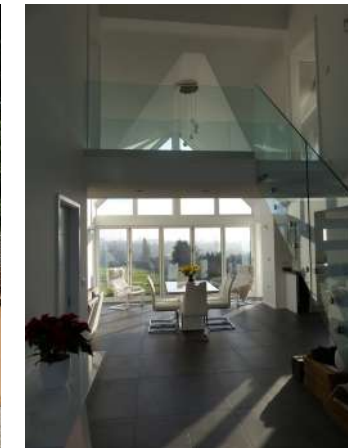
Winner of Burton Civic Society Awards for Best New Build Project 2016

Winner of LABC Regional and National Best Small Commercial Building 2015

Highly Commended Southern Staffordshire Partnership Design Awards 2013

Winner of Refurbished Buildings Award from Burton Upon Trent Civic Society 2007

Winner of Innovative Barn Conversion Award from Ashfield District Council 2006





PROJECT INTRODUCTION

THE BRIEF

Our clients, Mr and Mrs Blackbird, commissioned Bi Design Architecture to design a high-end, bespoke extension to their Grade II listed property. The key objective was to create a spacious open-plan living area, enabling the family to enjoy a modern style of living whilst ensuring the historic character of the existing building is respected and preserved. A strong visual and functional connection between the existing house and the garden was also a fundamental requirement of the brief.

The submitted proposal is the result of:

Several site visits

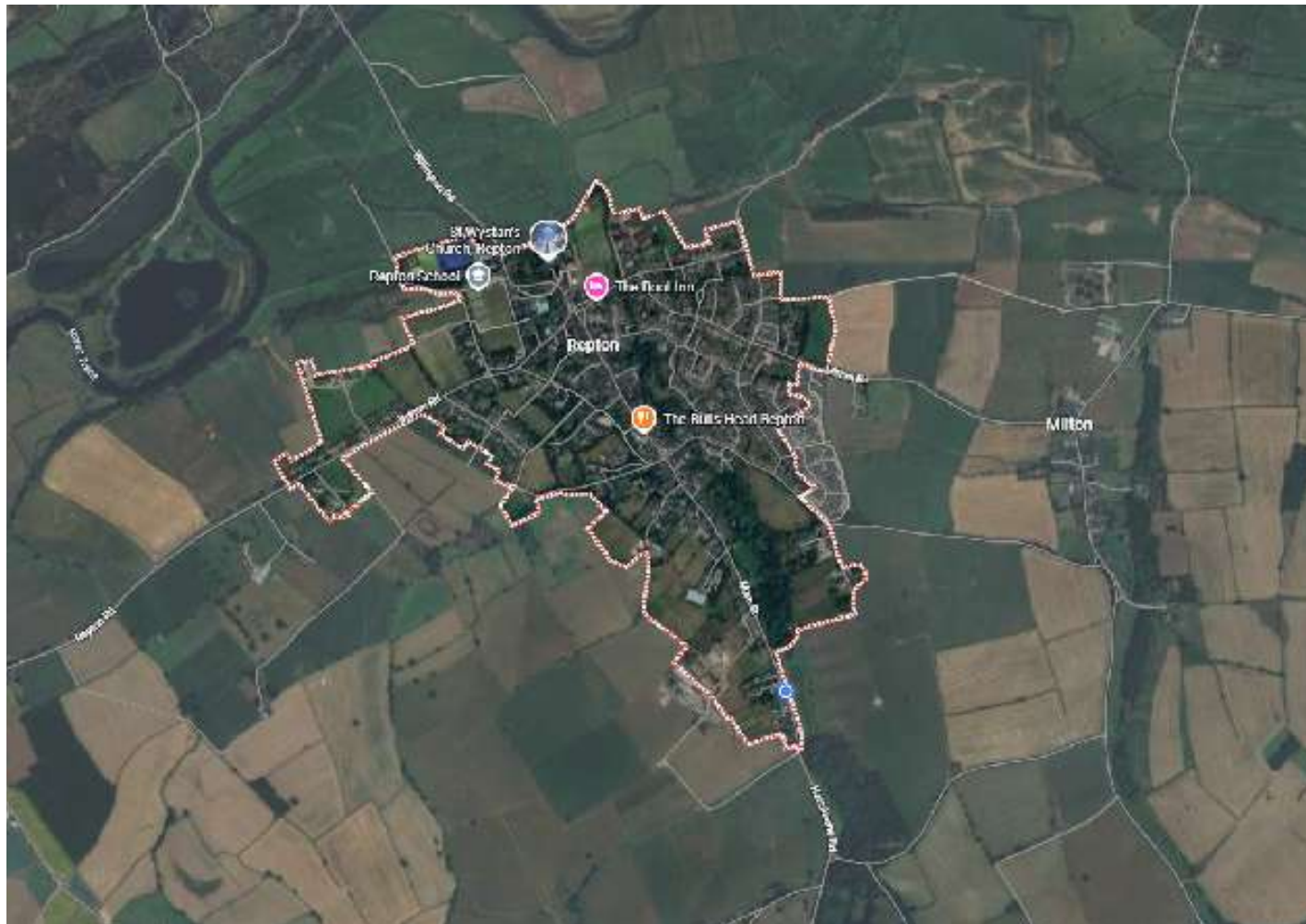
Design development meetings with the clients to achieve the brief while maintaining sensitivity to the site

Ongoing dialogue with the local council

A Heritage Statement, prepared by Laura Wigg Bailey, accompanies this application and outlines the historical significance of the building in more detail.

SITE INTRODUCTION & ASSESSMENT

The site is located within the attractive and historic village of Repton, Derbyshire. Although the property falls outside the Repton Conservation Area, it is officially designated as a Grade II listed building, and therefore requires careful consideration in terms of design, materials, and impact on the heritage asset.



SITE PHOTOS



THE PROPOSAL

We propose to extend the property to the rear, with the intention of preserving the historic character of the existing building wherever possible. As part of the works, we plan to remove a small lean-to structure currently located at the back of the kitchen. This element is understood to be a later addition and therefore carries limited historical significance.

The new extension will provide a generous open-plan space at the rear of the property. This will include a large kitchen and dining area with strong connections to the existing sitting room and current kitchen. The existing kitchen will be repurposed as a utility room/secondary kitchen to improve functionality.

Internal Alterations

First Floor

Minor internal changes are proposed to the first-floor layout, specifically involving the reconfiguration of the existing bathroom and dressing area. These adjustments are intended to optimise the use of space and improve the overall layout and functionality.

Second Floor

The works to the second floor include the removal of an existing beam and the raising of the ceiling height to enhance spatial quality. Please refer to the cross sections and structural engineer's details for further information on these proposals.



PLANNING CONSIDERATIONS

South Derbyshire's Local Plan 2020

POLICY H27 - Residential extensions and other Householder Development

Extensions and alterations to dwellings or the erection or alteration of outbuildings, annexes, structures and boundary treatments within residential gardens, will be permitted provided that the proposals:

- i) are of a scale and character in keeping with the property; and
- ii) are not unduly detrimental to the living conditions of adjoining properties or the general character and appearance of the area.

POLICY SD1: Amenity and Environmental Quality

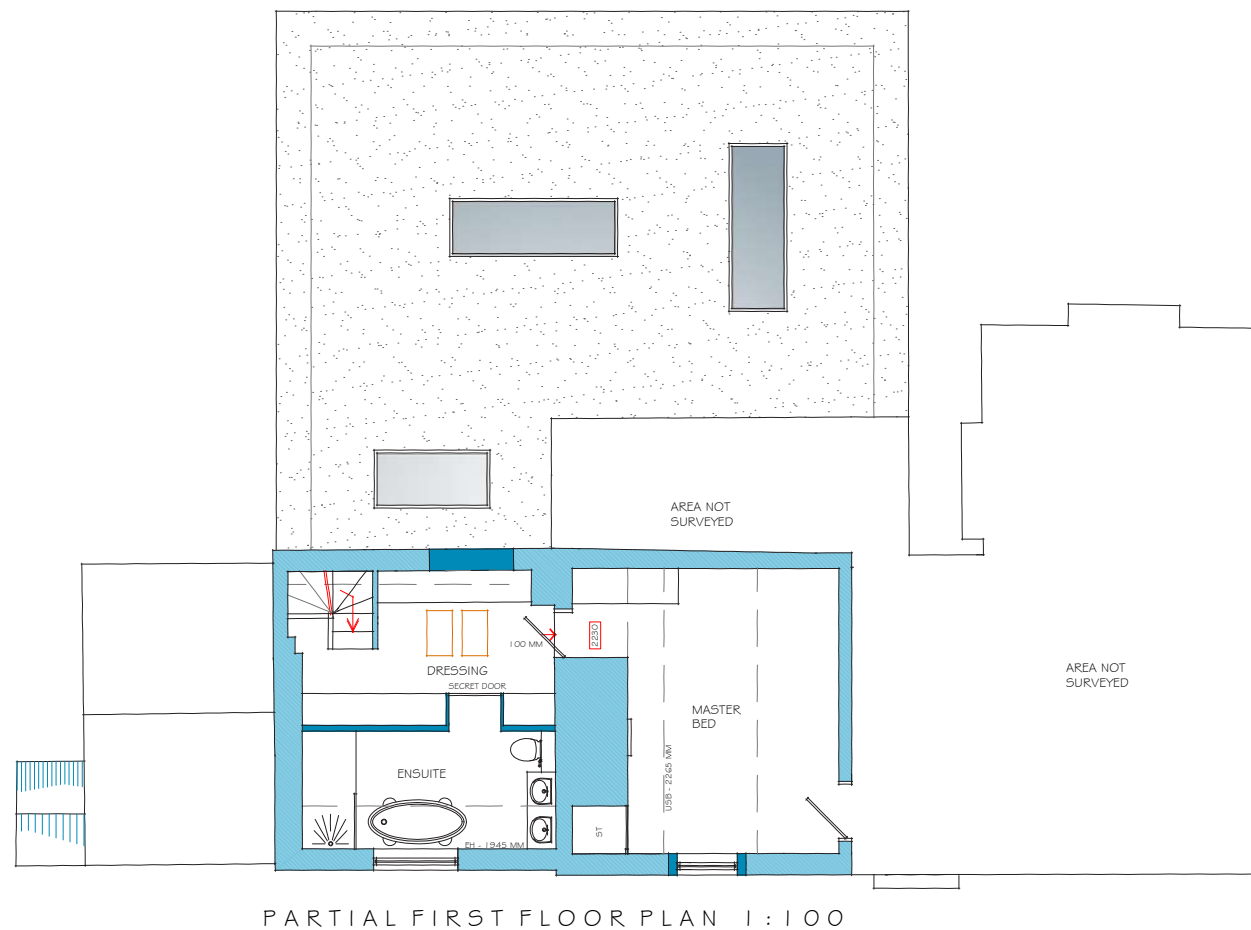
POLICY SD3: Sustainable Water Supply, Drainage and Sewerage Infrastructure

POLICY BNE1: Design Excellence

POLICY BNE2: Heritage Assets

POLICY BNE4: Landscape Character and Local Distinctiveness

POLICY INF2: Sustainable Transport



DESIGN PRINCIPLES

USE

To be retained as a dwelling with space for a modern family.

AMOUNT

The site area (outlined in red on the submitted site location plan) is approximately 3,513 m².

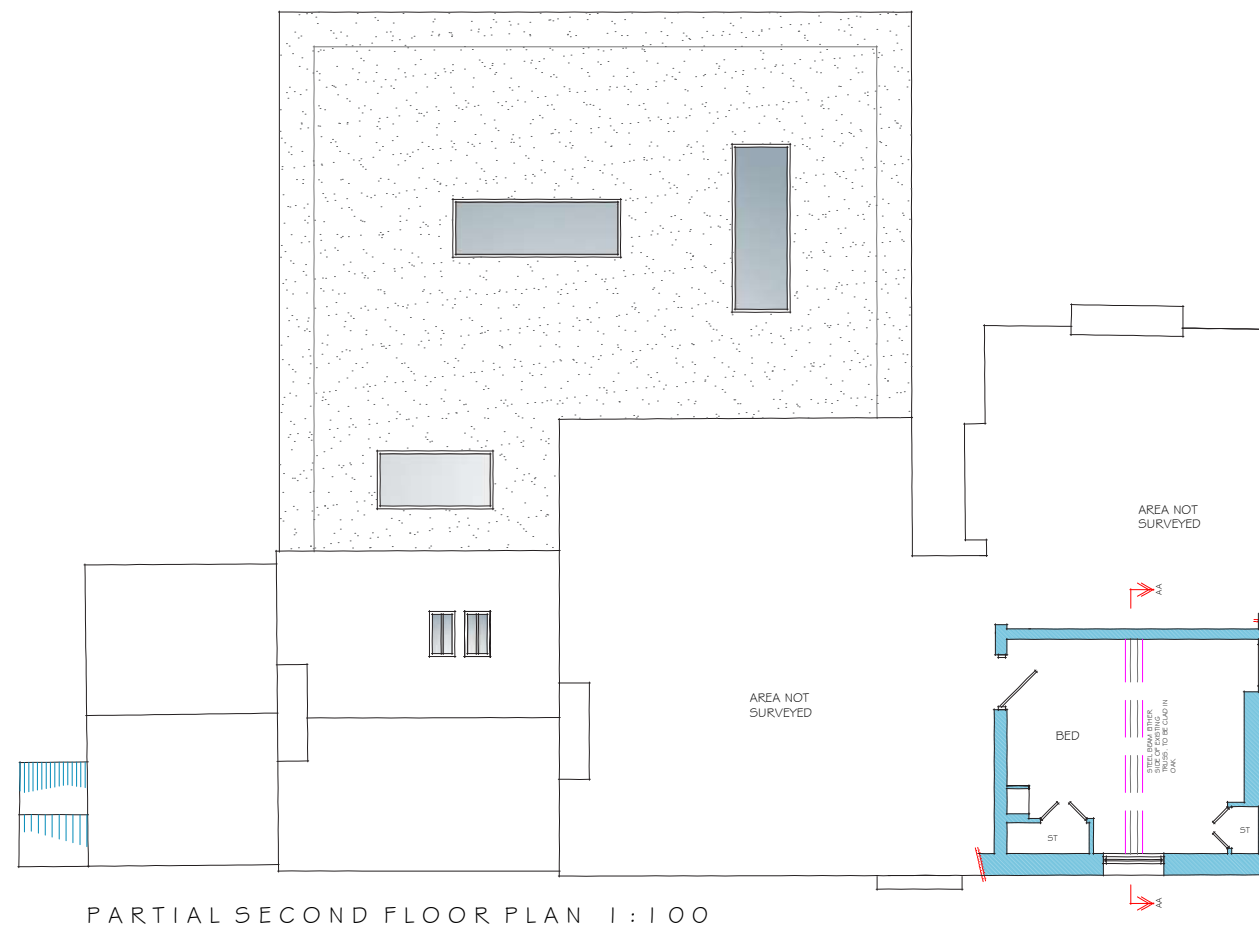
The existing dwelling has a footprint of approximately 160 m².

As part of the proposed works, a small lean-to / existing part of the house will be removed, with a footprint of approximately 12 m².

The proposed extension will create a dwelling with a total footprint of approximately 231 m².

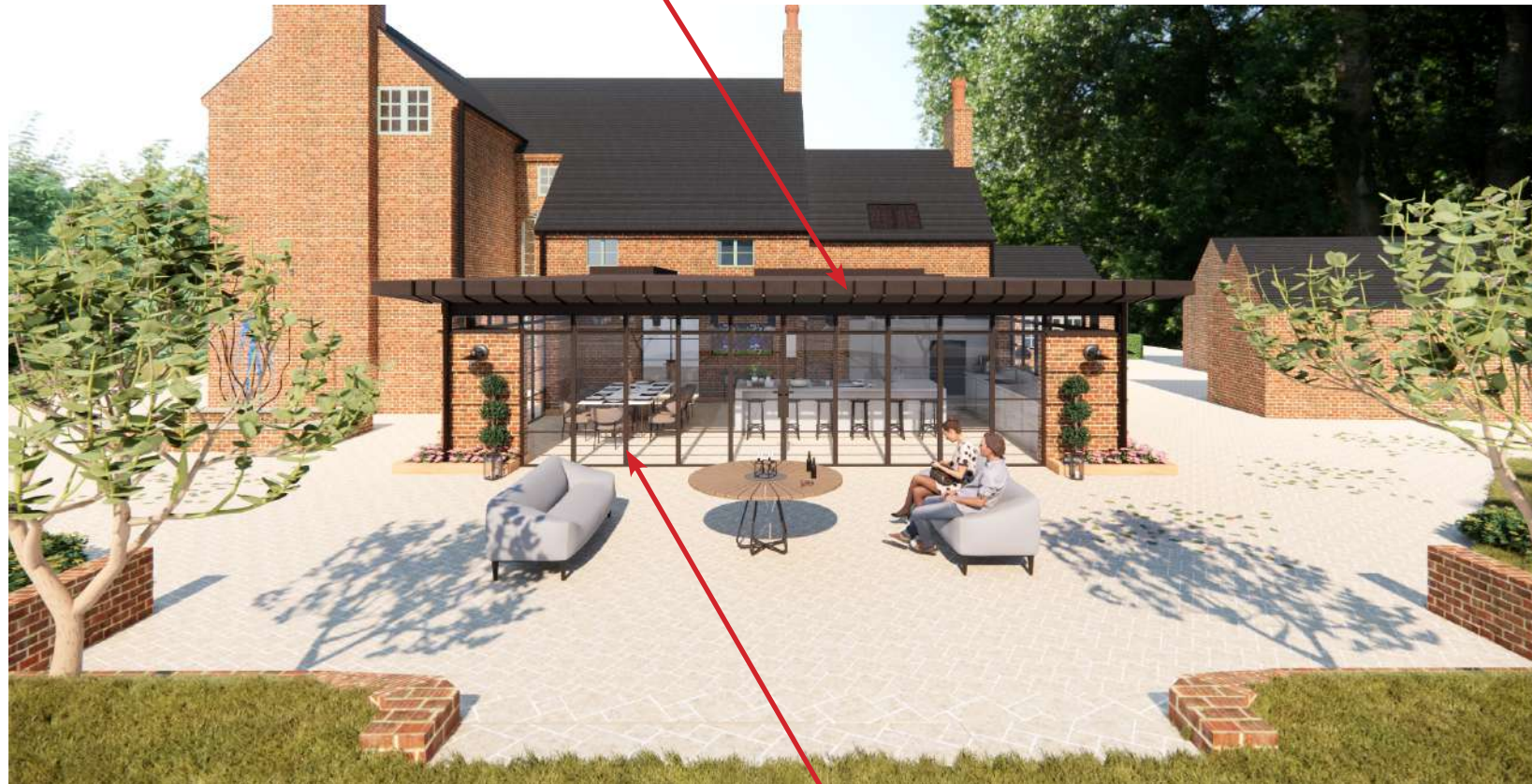
In total, the proposals will add approximately 71 m² of new floorspace to the dwelling.

This represents a net increase of 59 m² to the existing property after the removal of the 12 m² section





Zinc cladding on the eaves, soffit and roof - colour shown in the adjacent image is not the chosen one. The colour of the sheeting will be chosen to reflect the windows and doors. This is a bespoke colour.



DARK BRONZE

3D visual is for illustrative purposes only. This visual is not to scale and construction detailing may result in visual changes

SCALE

(All taken from existing ground floor levels)

The proposed single storey extension has an eaves height of 2.6m

The proposed single storey flat roof extension has an overall height of 3.1m

APPEARANCE

The single-storey extension has been carefully designed to complement and enhance the existing dwelling. Key materials and architectural elements have been selected to respond sensitively to the character of the Grade II listed building:

Materials:

Red-brown facing brick has been chosen to harmonise with the existing brickwork.

A metal roof in a complementary tone ties in with the overall colour palette of the house.

Crittall-style windows and doors echo the glazing bars and proportions of the existing fenestration, maintaining the historic character while providing a contemporary slimline frame.

Fenestration Design:

The use of slimline Crittall-style windows allows for unobstructed views through the extension to the listed building, ensuring the historic fabric remains visually prominent.

High-level windows wrap around the extension, providing a visual break in the façade, enhancing natural light, and minimising the visual impact of the new structure.

The dark brown finish of the windows, doors, and roof complements the existing colour palette and ties the new work seamlessly into the original building.

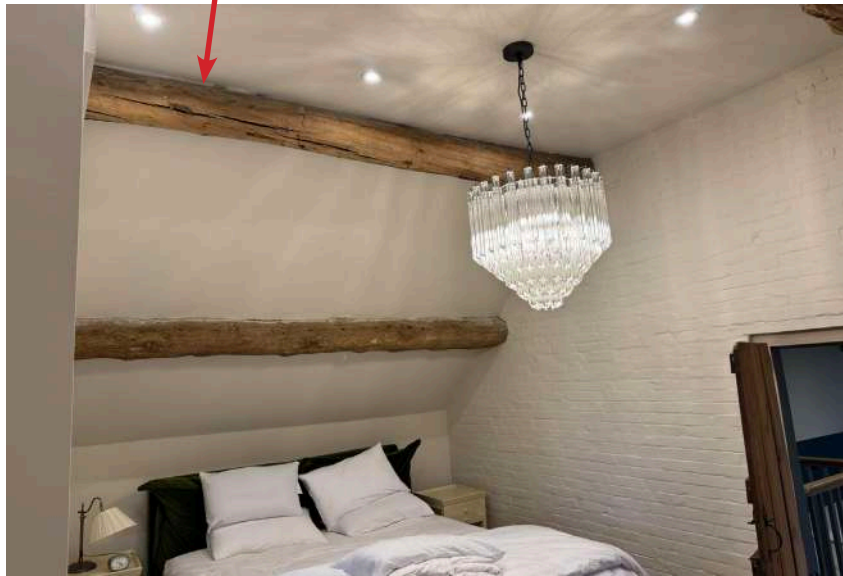
Architectural Detailing:

Subtle brick corbelling has been introduced around the extension, following the line of the Crittall windows. This understated detail adds refinement and interest without detracting from the historic character of the dwelling.

Overall, the extension is designed to respect the listed building, provide a clear visual distinction between old and new, and enhance the architectural quality of the property as a whole.

Picture has been taken in the bedroom where the proposed works are. The beam indicated above is to be removed and the ceiling raised

Picture has been taken in room opposite on the second floor. The image shows the work that has been previously undertaken to raise the ceiling area.



Pictures below show current state of existing purlin, timber strut supporting purlin and connections



Proposed work on the Second floor

The existing ceiling in the bedroom is very low and impractical, limiting the usability and comfort of the space. We are therefore proposing to raise the ceiling, creating a more functional and enjoyable environment, while also providing a vaulted ceiling similar to the adjacent bedroom.

Following a site visit with Dave Blagg of SA Consulting, it was observed that the existing roof truss and support system have been altered by previous owners. These past modifications have resulted in movement within the timber supports, causing the truss to shift and the purlin to split. This presents a structural concern, and urgent intervention is required to secure the roof and prevent further deterioration.

As part of the proposed remedial works, we are recommending the removal of the existing low beam within the bedroom. The works will be carried out in accordance with the structural engineer's report and design, which detail the proposed methods to adequately support the existing roof structure while maintaining its integrity.

To ensure that the alterations are both visually sensitive and in keeping with the character of the listed building, the existing truss and new support beams will be clad in oak. This will transform the structural elements into an attractive feature within the room, respecting the building's architectural heritage while addressing the urgent structural issues.

Please refer to the structural engineer's report and accompanying designs for full details of the proposed remedial works.

Please see photos adjacent.



LANDSCAPING

Where necessary, the ground will be retained and graded back to a natural gradient. As part of the works, we are proposing to introduce a small as a patio. A new wall and stepped access to the rear garden is also proposed.

Most importantly, the proposed extensions are outside of the RPA.

The area will be planted to and finished to suit. At this moment in time, details are not available.

ACCESS

Private Vehicles & Bicycles

The existing vehicular and pedestrian access is to be maintained. The proposal does not effect the current parking arrangements.



Existing Rear Elevation



Proposed Rear Elevation - 3D Visual

3D visual is for illustrative purposes only. This visual is not to scale and construction detailing may result in visual changes



Proposed Side Elevation - 3D Visual



Proposed Side Elevation -
close up of corbel detail



Proposed Side Elevation - 3D Visual



Internal View

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