DESIGN AND ACCESS STATEMENT

White Gate Farm, Mythe Lane, Witherley, Atherstone CV9 3NU

SITE LOCATION:

The farm property is located at White Gate Farm, Mythe Lane, Witherley, Atherstone.

PROPOSAL:

To extend the property to the rear, change the north elevation by introducing three gables and reposition doors and windows, clad the exterior brickwork with a new skin of reclaimed bricks.

DESIGN CRITERIA:

The house is a 1970 style property, built to the east are a number of farm buildings, which are 70% brick-built with tiled roofs and one large agricultural building.

There are a number of inherent design faults to the property, which require works to correct them.

1) Roof trusses:
   These are inadequate and the roof and first floor ceilings are sagging. Internal support walls independent of the room walls were built to overcome the problems.

   These need to be removed to provide the internal accommodation.

2) There are a number of large concrete lintels supporting the first floor brick work that are cracked and allowing water to attack the reinforcing bars. The weight from the walls through to the door frames is causing them to bow and doors are difficult to open. They are also causing cold bridging to occur. The plaster and the wallpaper has fallen off the lintels.

3) There are no lintels over the first floor windows with the roof truss supported only by the windows themselves. This is also evident over the garage doors. The frame has buckled and the doors have been altered to suit.

4) There is no insulation to the walls.

5) An inspection of the foundation took place by a structural engineer and the foundations are also inadequate.

Within the design, there are changes to the windows and door positions, which mean some existing windows are bricked up and new openings are required. Also, it is intended to add new gables to the front of the building, which affects the existing roof.

The new design proposes a new brick skin to the outside of the building, which will mask the alterations proposed, provided the opportunity to introduce new insulation and allow the introduction of the correct lintels above windows and doors.

POLICY NE5: DEVELOPMENT IN THE COUNTRYSIDE:

The countryside will be protected for its own sake. Planning permission will be granted for built and other forms of development in the countryside provided that the development is either:

a. Important to the local economy and cannot be provided within or adjacent to an existing settlement; or
b. For the change of use, reuse or extension of existing buildings, particularly those of historic value; or
c. For sport or recreation purposes

And only where the following criteria are met:

i. it does not have an adverse effect on the appearance or character of the landscape
ii. it is in keeping with the scale and character of existing buildings and the general surroundings
iii. where necessary it is effectively screened by landscaping or other methods
iv. the proposed development will not generate traffic likely to exceed the capacity of the highway network or impair road safety

In consideration of the above, it is not considered that this property, when completed, would change the character of the area, or damage the landscape.

ACCESS:

There is no new access proposed.

ADDITIONAL INFORMATION:

WORKS PROPOSED:
As 1 to 5 above.

REMOVAL OF EXISTING ROOF TRUSS:

WORKS REQUIRED:

- Remove roof tiles and stack for re-use.
- Remove 50% roof trusses and replace with new.
- Brace roof.
- Remove further 50% trusses and replace.
- Brace roof.
- Cover with Tyvec material and replace tiles.

REMOVAL OF CONCRETE LINTELS TO THE FRONT AND REAR OF THE PROPERTY:

WORKS REQUIRED:

- Core drill walls to accept scaffold supports across length of the lintels.
- Place Acro props internally and externally under scaffold supports and external above lintels.
- Take out lintels.
- Replace with suitable Catnic lintels including insulation.
- Replace brick course.
- Remove Acro props and supports and re-mortar holes.

REPLACE LINTELS ABOVE WINDOWS AND GARAGE DOORS:

WORKS REQUIRED:

- Lay 8 x 4 20mm plywood on first floor adjacent to windows.
- Place Acro props under ceiling joist.
- Remove brick-work internally and externally.
- Fit new lintels and replace brick-work.

GARAGE:
Same sequence as above.

CHANGES TO WINDOW POSITIONS:

- Brick up old window positions to support walls.
- Fit new lintels using the previous methods described.
- Cut out new window positions and make good.

At all times, seek advice to ensure existing brick-work remains.

INSULATION AND NEW BRICKWORK:

The site does not lie within an exposed position as set out in National Guidance, so full fill cavity is acceptable.

a) Install new brick work with 80mm cavity and full fill the cavity with the appropriate insulation.

b) New brick ties to be fitted to the existing brick-work at the appropriate cavities. These should be drilled and epoxy resined into their correct position.

c) Bricks to be a selected reclaimed product, angular pointed.

d) Mortar to be mixed 1 part cement, 6 parts sand and 1 part lime.

e) Sand to be obtained from Meriden sand pits, as this has particular elasticity properties and will bed evenly, which is important when using reclaimed brick.

FOUNDATIONS:
Underpin existing foundations to engineer's details and statement.

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