DESIGN & ACCESS STATEMENT
WITH
HERITAGE IMPACT ASSESSMENT

for

ERECTION OF GARDEN ROOM
AND ASSOCIATED WORKS

at

Farnah House
Wirksworth Road,
Nr. Duffield,
DE56 4AQ

for

Mr. J. Bamford

REV A

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This statement is to accompany an application for the introduction of a garden room to the southern aspect of Farnah House, with associated works included formation and blocking up of doorways and external landscape works.

Site Overview

Farnah House is a Grade II listed early C19 farmhouse part of a wider farmstead and buildings made up of brickwork and stone, generally accessed from a central courtyard. Historically the property was owned by the founder of Croots, the adjacent farm shop and café whilst still a working farm. To the north, east and south the site is flanked by agricultural land.

The site is accessed from Wirksworth Road down a private track, serving Farnah House only alongside agricultural fields that front the highway; the property is not visible from the highway.

Official Listing

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1158322
Date first listed:	24-Jan-1986
List Entry Name:	FARNAH HOUSE
Statutory Address 1:	FARNAH HOUSE, WIRKSWORTH ROAD

SK 34 SW PARISH OF DUFFIELD WIRKSWORTH ROAD 3/39 (South Side)

Farnah House II Farmhouse. Early C19. Red brick with hipped Welsh slate roof. Two brick ridge stacks. Moulded eaves cornice. Two storeys. Broad three bay south elevation. Central doorway with pedimented Tuscan Doric doorcase. Half glazed C19 double doors, flanked on each side by glazing bar sashes under chanelled stone lintels with stepped keyblocks. Three smaller glazing sashes above.

Listing NGR: SK3294843058

Proposal Design Considerations

Use, Amount and Layout

The proposal is to form a garden room on the southern aspect of the property, with modest apertures in the existing fabric to access this space. The extension will also address the water infiltration from the higher external ground levels against the southern flank masonry by pushing the earth back and intercepting ground water before reaching the host dwelling.

The layout of the proposal links the existing Reception and Dining Halls and is receptive to the southern aspect, allowing the development of a more formal patio and raised gardens.

Scale and Appearance

The extension proposed has been designed to ensure that the scale of the existing listed building is not compromised and that there will be no detrimental effect on the principal elevation within the listing itself. The single storey extension sits within an expanse of brickwork that does not have any openings present, meaning no removal or adaptation of any significant architectural features.

The proportions of the timber window and door frames is to align with the principal elevation, with brickwork to match in a Flemish bond. Feature gritstone surrounds to door sets and an ogee stone coping is proposed to cap the masonry parapet will soften the brickwork extension. The stone will be sourced locally, from nearest quarry supplying stone similar to that originally produced on the Kedleston Estate. The glazing to all aspects of the extension will allow a transparent view of the existing brickwork façade, which will be assessed and repointed to extend its life and remain present within the proposed internal Garden Room.

Windows and doors are to be double glazed with a 6mm heritage glazing profile, ensuring sight lines of frames are retained as if traditional single glazed windows.

Access and Landscaping

There will be no change to the existing access to Farnah House; the existing car parking arrangements will not be affected.

As raised over, the extension will allow the applicant to address water infiltrating the existing masonry wall by regrading the landscape abutting the south aspect and introduce land drains to divert the water away, protecting the dwelling. A new 30 degree sloped bank set back circa 1.8m from the Garden Room will blend into the levels of the southern lawn towards the existing hedge.

Hardstanding around the Garden Room will be formed of Yorkstone paving, reclaimed from nearby Reclamation Yard.

Summary

The proposal is subordinate in scale to the dwelling as a whole and importantly not visible when viewing the principal elevation head on; given the position of the extension, the proposal will never be read in conjunction with this principal elevation.

The extension addresses maintenance issues with water ingress on the south elevation by regrading the ground away and introducing measures to further protect the existing fabric of the listed building. Modest openings are proposed to access the extension from existing spaces.

The design and use of material is sympathetic to the building and glazing ensures the existing historic fabric can be viewed and established internally, therefore there is no harm to the significance of the listed building.

Appendix 1



Image 1: South elevation. Straight brickwork joint is position of new Garden Room wall.



Image 2: South elevation looking north-east towards rear of listed building.