

DESIGN STATEMENT

Single Storey extension to dwelling

The Design has evolved from a requirement to make an Arts and Craft property into a standard akin to today's modern living requirements without losing the original character of the building. It is proposed a single storey kitchen / dining extension to the side of the property would make better use of the garden in that area. The approved two-story extension has also been re-designed to enhance the arts and craft theme.

The major priority was to ensure better access and views to the lake and gardens from all living areas. The current approved planning application would not preserve the character of the property and gave poor access and views due to the location of the kitchen and dining area.

Stylistically the new proposed design to the two-story extension would closely match the traditional house appearance and the single-story extension would complement the house and enable access and views over the grounds from all areas.

The site is located within the national parks in a private position. This has been taken into consideration when retaining and planting trees also by designing the extensions in a form to better match the main dwelling.

- Use
The proposed use is for a residential property.
- Layout
The design of the extension is to increase the ground floor layout to allow maximum use of the garden and views.
- Scale and Impact
The single-story extension is not out of scale with the property nor does it impact on the grounds of the property.
- Landscaping
The landscaping shall be inclusive of a rear patio whilst retaining lawned garden, footpaths etc
- Appearance
The two-story extension shall be constructed from traditional handmade bricks, tile hanging and a peg tiled roof. The single-story extension shall be constructed from traditional handmade bricks with a double standing seam roof.

NYMNPA

15/04/2020



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Gardens at South Beck House

View from the garden looking towards the house



View from bottom of garden towards the house (lake is not visible due to elevation)



View from the house side of the lake towards the summerhouse



View looking across lake from the east side



View from the house side of the lake towards the west boundary



View from the garden looking towards the sea cut



Trees & Shrubs Planting

As part of the maintenance and repairs to the gardens we have planted over one thousand six hundred semi mature trees and hedging to create a diverse habitat for wildlife. Below is a list of trees and shrubs that have already been planted.

Wykeham mature trees

SO/060649/ 0

- 1 x Crataegus Pauls Scarlet
- 1 x Malus Evereste
- 2 x Robinia Pseudoacacia Frisia
- 1 x (Crataegus Pauls Scarlet
- 1 x Acer Platanoides Royal Red
- 1 x Betula Jacquemontii
- 23 x Betula pendula/Alba
- 1 x Sorbus Aria Majestica
- 1 x Platanus Acerifolia x Hispanica

Wykeham mature trees

SO/059836/ 0

- 1 x Acer plat. Royal Red
- 3 x Acer plat. Royal Red
- 5 x Pyrus cal. Chanticleer
- 2 x Crataegus prun. Splendens

Wykeham mature trees

SO/059825/ 0

- Sorbus aria Majestica
- 8 x Betula pendula/Alba
- 1 x Betula pendula/Alba -3stem
- 1 x Prunus Kanzan
- 1 x ZPb3 Sorbus discolor
- 2 x Crataegus prun. Splendens
- 1 x Apple Elstar (clearance)
- 1 x Apple Schone van Boskoop
- 3 x Acer plat. Royal Red
- 2 x Crataegus Pauls Scarlet
- 2 x Pyrus cal. Chanticleer
- 1 x Apple Lord Derby (clearance)

Wykeham mature trees

SO/059826/ 0

- 2 x Malus Rudolph 1 x Sorbus Aria Majestica 2 x Acer campestre Elegant
- 2 x Amalenchier Canadensis Robin Hill
- 1 x Crataegus Pauls Scarlet

Ashridge Nurseries

1 x Beech, Copper / Purple - Standard
15 x Cherry, Wild
10 x Hazel, Common - *Corylus avellana*
10 x Birch, Silver
20 x Birch, Downy
10 x Oak, Pin
10 x Wych Elm
25 x Goat Willow - *Salix Caprea*
25 x *Salix Fragilis* / Crack Willow

Hedging

690 x Hornbeam Hedging 5-6.5ft
1 x *Magnolia Wilsonii*

Woodland Trust

480 x Hawthorn
60 x blackthorn
60 x dogwood
60 x hazel
60 x field maple
60 x crab apple