

# THE HOUSE DESIGN AND BUILD

## **Design Access Statement and Heritage Statement 1 Westfield, Clevedon Road, BS20 8PR**

### **Introduction**

This Design and Access Statement and Heritage Statement has been prepared by The House Design and Build on behalf of Mr & Mrs Rimmer, the Applicants.

### **Context**

The property lies within the Weston-in-Gordano Conservation Area and the purpose of this statement is to provide North Somerset Council, consultees and the public confirmation that the proposed development will not have a detrimental visual impact.

This statement is intended to be read in conjunction with the proposed Planning Drawings.

### **Existing condition**

The semi-detached property is located within the Weston-in-Gordano Conservation Area and is not listed. The property is located outside a flood risk zone and has no history of surface water penetration.

The property includes a large front garden predominantly covered with stone chippings along with an area of overgrown planting separated by a pathway that serves as access to parking for the adjacent property of 2 Westfield. The entrance of the property is accessed from the side/west elevation which consists of a pathway from the front garden and soft planting. To the rear of property there is a single storey structure that has been poorly built and lacks sufficient insulation. The garden to the rear consists of a small area of hard surface met by a retaining wall with the remaining grass area of the garden at a higher level accessed via a shared concrete stair for both 1 and 2 Westfield.

### **Proposal**

The current owners have purchased the property and are seeking to upgrade and enhance the property to meet their needs and their growing family's. The proposal consists of 3 main elements; a double height extension to the side of the property and single storey to the rear to replace the current poorly built structure, a new ancillary outbuilding in the rear garden to provide accommodation for the current owners elderly parents, utilisation of the current separated area of the front garden as off street parking to alleviate current demands that are not met.

#### **Extension to main property**

The roof to the two-storey extension will be extended to align with the existing roof line with all new tiling to match for a seamless connection. The external walls will be rendered, and all finishes will be to match the existing building. All walls, floors and roofing will be fully insulated achieving the required building standards and thermal qualities.

The internal layouts will be adapted to maximise the function of the space and meet the family's growing needs. Large areas of glass and carefully positioned rooflights will be installed to maximise the amount of natural daylight and transform the living conditions. As a part of the proposal, the access to the property will be relocated centrally to the front elevation allowing for the internal layout to be rationalised in a way to achieve the optimum use of space.

The proposed development does not affect the current arrangements for refuse and re-cycling storage.

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## Ancillary outbuilding to form additional accommodation

The outbuilding proposed at the rear of garden will be ancillary to the main property to provide additional accommodation for the owners elderly parents, because of this access to this outbuilding will be via the main property. The visual appearance of the outbuilding will be kept to minimum being set to the back of the garden and kept to single storey with there being no visual impact from the Clevedon Road. In light of this the development should be considered to be compliant with DM43: Residential annexes policy of the Sites and Policies and Plan (Part 1).

## Additional Parking

It is proposed to create a new driveway at the front of 1 Westfield in Weston in Gordano in order that cars can be parked securely within the boundary of the property that it currently not possible. To be able to achieve this it will be required to carry out the following.

- To demolish the left-hand side of the existing boundary wall, retaining the right hand side as existing.
- To excavate the existing overgrown planting area in order to construct a sloping driveway from pavement level to the existing level of the overgrown planting area.
- The new driveway will be constructed from porous material that will allow rainwater to drain naturally to soak away beneath the driveway within the property boundary. This will ensure, there will be no additional rainwater to discharge onto the public highway.

The right-hand side of the existing stone wall will retain which fronts onto the road, thereby maintaining the heritage of the property in the context of the conservation area status of the village.

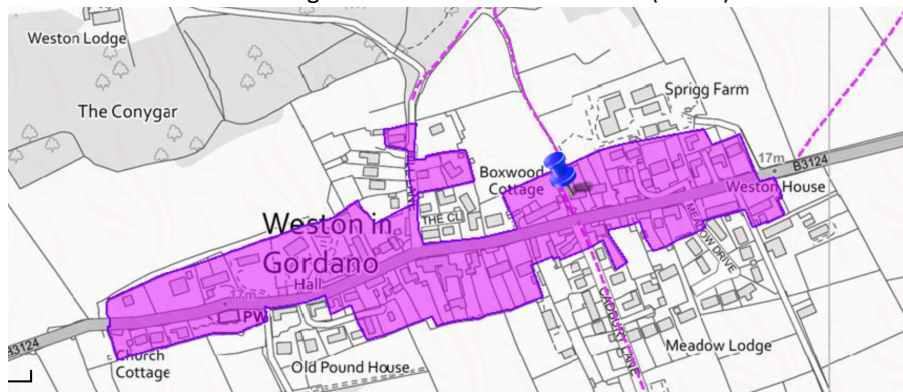
The addition of this parking within the property boundary will have an overall positive contribution to the village as it will aid in alleviating the parking issues that already exist within the village.

## Historical Background

The site is located within Weston-in-Gordano Conservation area, characterised by its natural stone walls and historic rural cottages. 1 Westfield is within a pair of distinctly 20th Century buildings providing semi-detached dwellings. The proposals would not harm the character or appearance of the conservation area and should be considered to be in compliance with policies CS5 of the North Somerset Core Strategy, policy 'DM3:Conservation Areas' of the Sites and Policies Plan (Part 1), section 12: Achieving well-designed places of the NPPF and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

## Conservation Area

The proposal would not pose any detrimental impact on the characteristics of the existing building or the character of its surroundings. In this respect, the proposal complies with policy 'CS12: Achieving high quality design and place making' of the Core Strategy and policies DM32: High quality design and place-making and DM38: Extension to dwellings of the Sites and Policies Plan (Part 1).



(Image taken from North Somerset Council Interactive map – Weston in Gordano Conservation Area – 1 Westfield shown where pin drop is located)

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## **Impact on Neighbours.**

The proposed development complies with the relevant tests contained within the Residential Design Guide (Section 1: Protecting living conditions of neighbours) and would not result in a significant adverse impact upon the living conditions of neighbouring residents. In this respect, the proposal complies with policies DM32: High quality design and place-making and DM38: Extension to dwellings of the Sites and Policies Plan (Part 1).

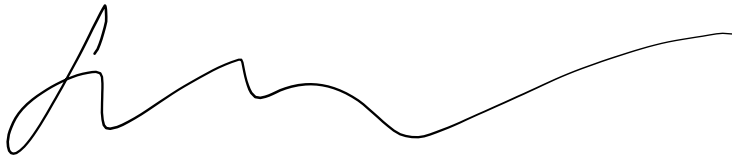
The additional off-street parking proposed as a part of the development complies with 'CS11: Parking' by ensuring that adequate parking is provisioned for the residents.

## **Summary**

To conclude, this development, due to the careful design, form and mass of extension to the main property respects the original character of the building and surrounding area. The proposed outbuilding is not visible by public viewpoint from Clevedon road and in the same respect to the main building careful design, form and mass achieves a sensitive response to ensure minimal impact. The outbuilding will improve the appearance to the rear of the current garden, replacing a dilapidated structure, whilst creating the opportunity to provide support care to elderly family.

The property is in need of modernisation and by approving this application this will allow the owners to maximise the potential and fully restore this property to a family home accommodating three generations and address current issues regarding parking amenity.

**Sammi Booz** MCIAT, BSc (Hons)  
**Managing Director**



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## Site Photos



Front Elevation



Rear Elevation & Side Garden

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# THE HOUSE DESIGN AND BUILD



Poorly built single storey extension to rear



Narrow passageway between garden retaining wall and rear wall of single storey structure

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# THE HOUSE DESIGN AND BUILD



Dilapidated area at the rear of the garden



Dilapidated structure at the rear of the garden

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