

## Proposed Alterations and Extensions,

2 Church Hill Road, Tettenhall,  
Wolverhampton, WV6 9AT

### Design and Conservation Statement

#### Location

Church Hill Road is a traditional thoroughfare in the suburb of Tettenhall in the City of Wolverhampton. It is west of Wolverhampton city centre, and originally formed on a hill escarpment very noticeable about the surrounding areas. Further to its west lies Wignitwick, to its south Compton to the east, Codsall. Tettenhall is mentioned in the Domesday Book and belonging to noted Saxon heritage centred around two village greens. It developed from later 18<sup>th</sup> century as a genteel residential area containing many fine Georgian and large Victorian houses.

The individual property is not locally listed but falls inside the designated Tettenhall Greens Conservation Area. The primary routes of the A41 and B4161 are very close-by and as such transport links are excellent. Primary and Secondary schooling is in the local vicinity together with local shopping centre and services.

#### Site and Locality

The property is positioned with short foregarden and vehicular driveway to Church Hill Road immediately adjacent to more recent development of Church Hill Drive having in part a gated road access driveway, leading to individual detached houses. The property sits within a row of houses that are a very pleasant period street scape to the early 20<sup>th</sup> Century and similar and has a low brick wall to curtilage frontage with stone coping, all direct to back of pavement.



#### Applicant Requirements

The existing property appears as a semi-detached 3-bedroom property with single storey bay to frontage and feature gable with rendered elevations above first floor string course line. The dwelling is typically Edwardian in style and retains the period ambience along with its neighbour and properties extending along Church Hill Road to the west. Access and entrance is to the east side with doorway and screen in the gable alongside a modern type garage abutting with flat roof and 1970's styling having contrasting and somewhat 'alien' brick façade. The garage extends along the eastern boundary angled to the main property line and abutting Church Hill Drive and recent gated development. The single storey element to the garage extends and envelops the rear for the full width as a single storey flat roofed projection through to the west boundary. The dwelling has side gate to the east which leads to garden from the gated driveway alongside. The rear garden is irregular with angled eastern boundary tapering the space to a narrow neck and then broadening beyond and to the rear, of No 4 Church Hill Road.

The applicant wishes to update and extend the present property, to enhance its use as a family home. The requirement is to provide additional, more 'free flowing' living space at ground floor level and add further bedroom space at first floor. The proposals are to eliminate the incongruous garage structure and present a much more sympathetic pitched roofed two storey element which will significantly improve the appearance to the local streetscape. The proposals do not effectively extend the ground floor footprint. The proposed extension brings the existing house with addition together, and rearranging maintaining the character of the structures and locality.

Internally the existing ground floor arrangement is opened up to the rear within existing extended accommodation. At first floor the existing staircase and hallway is maintained with access off to connect to new additional Bedroom predominantly over the present garage building.



## Proposals

1. The proposal is a two-storey side extension and remodelling of existing single storey garage which has been designed to respect and complement the form of the existing building.
2. The proposed design draws inspiration from the existing property period style with its plain clay tiled pitched and gabled roof providing a cohesive feature and continuous design link.
3. The front access of the building is enhanced as a result and presents a more appropriate and cohesive appealing design to the southern frontage of the property. The revised access and circulation provides the property with a better flow to the interior spaces combining and connecting new and existing areas.
4. The first floor façade addition to the east and south echoes the style and appearance of the existing Edwardian building and matches fenestration.
5. The roof pitches to the two-storey form with materials to match the existing and merges seamlessly with the existing interconnecting roof slopes and upper walling of the property.
6. Materials in period facing brickwork, render and roof tiling are to match the colour coursing size and appearance of the existing property.
7. The new roofing and windows design both at the front and rear of the building will merge with the existing property provide an element of the contemporary at the rear and blend into the surroundings.
8. The proposal will not impact adversely on neighbouring properties or the surrounding area, the design is such to provide a positive and attractive addition to the views and neighbourhood.



View to Church Hill Road

### Summary

The proposals represent an excellent design solution to fulfil the applicant's requirements for more living space for growing family needs. The proposals will restore the period character removing a 1970's flat roofed garage structure which is completely at variance with the original dwelling. The proposals, whilst retaining overall character and sympathetically designed are subservient in nature yet still realize a degree of contemporary style to the rear sensitively arranged to 'fit' and 'update' adding to the visual amenity of the neighbourhood.



# SIMMS DAVIES

## PARTNERSHIP

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# Access Statement

It is the intention to comply fully with the guidance in Approval Document M.  
The overall intention and requirement is to provide facilities that are accessible to all.  
The aim is to provide a suitable means of level access for people to all entrances of the properties.  
Routes will preferably be level, but depending on site constraints, may have ramps which will be a maximum of 1:15 and will use tactile paving where appropriate.  
The objective is to ensure all people can travel conveniently and without discomfort in order to make use of all relevant facilities.

The aim is to ensure the principal entrance is accessible in new building. This will mean ensuring the entrance is clearly visible and identified, and that at the entrance, the doors do not represent a hazard to any users.  
Advice has been sought from a number of sources thus ensuring that inclusive design principles have been incorporated.

The following references and publications have been used

*Disability discrimination Act 1995*  
*Code of Practice 'Rights of Access- Goods, Facilities, Services and Premises'*  
*The Building Regulations Approved Document M- 2016*  
*RNIB Fact Sheet 6 Reasonable Adjustments in accessing Goods Facilities and Services*  
*Designing for Accessibility Centre for Accessible Environments 2004 ed*  
*Colour contrast and Perception Design Guidance of Internal Built environments University of Reading 1997*  
*BS8300:2001 Design of Buildings and their approaches to meet the needs of disabled people Code of Practice*  
*Sign Design Guide ( Sign Design Council )*

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*Wolverhampton UDP (saved policies)*  
*Black Country Core Strategy and Area Action Plans.*  
*Neighbourhood Plan for the Tettenhall Wards 2014-2026*  
*Tettenhall and District Community Council Character Study 2013*  
*Tettenhall Greens Conservation Area Assessment*  
*Wolverhampton Residential Design Supplementary Planning Guidance*  
*Wolverhampton Extensions to Houses Supplementary Planning Guidance*

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