



## design and access statement

proposal at cedar house, church avenue, clent

### applicant

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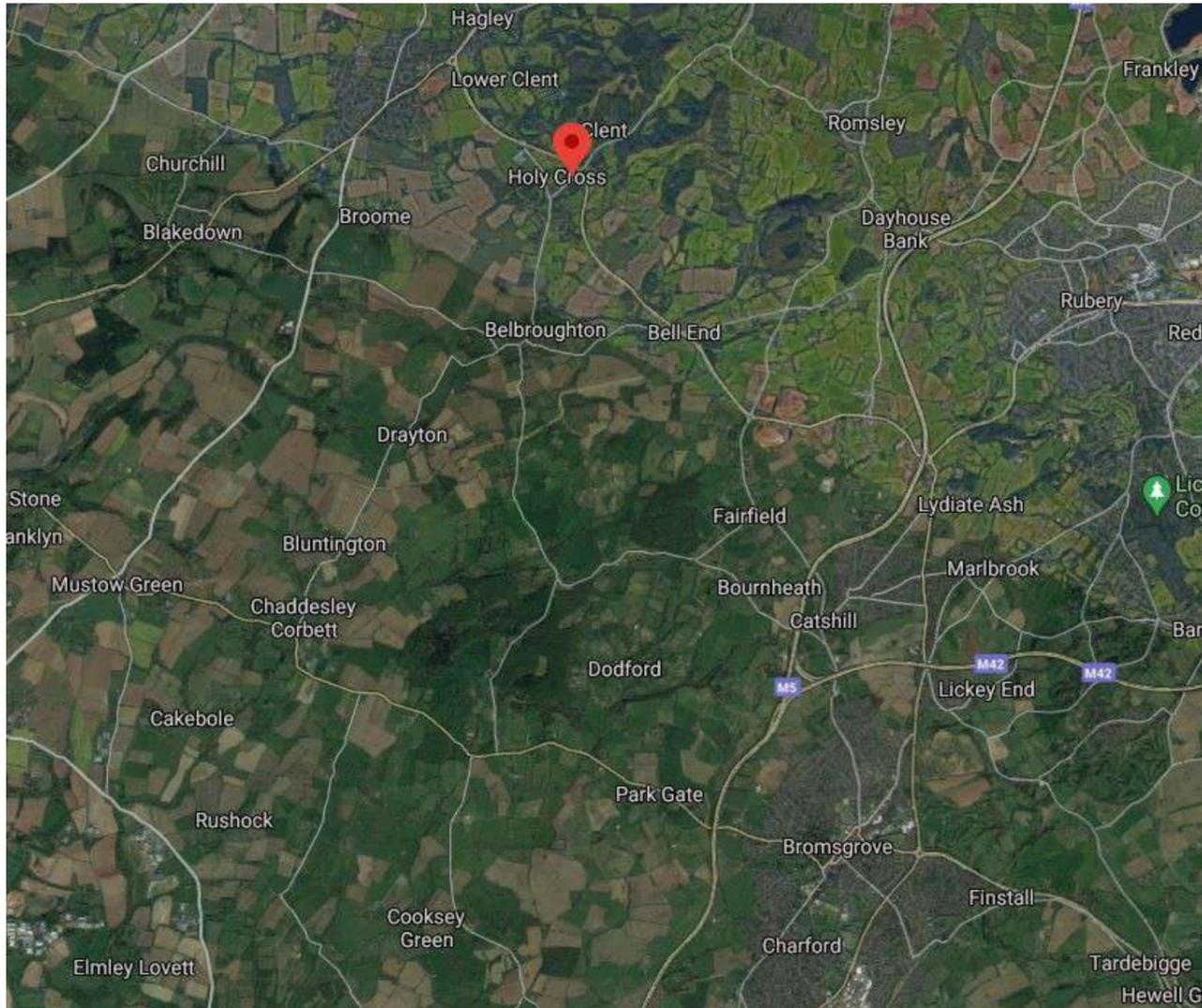
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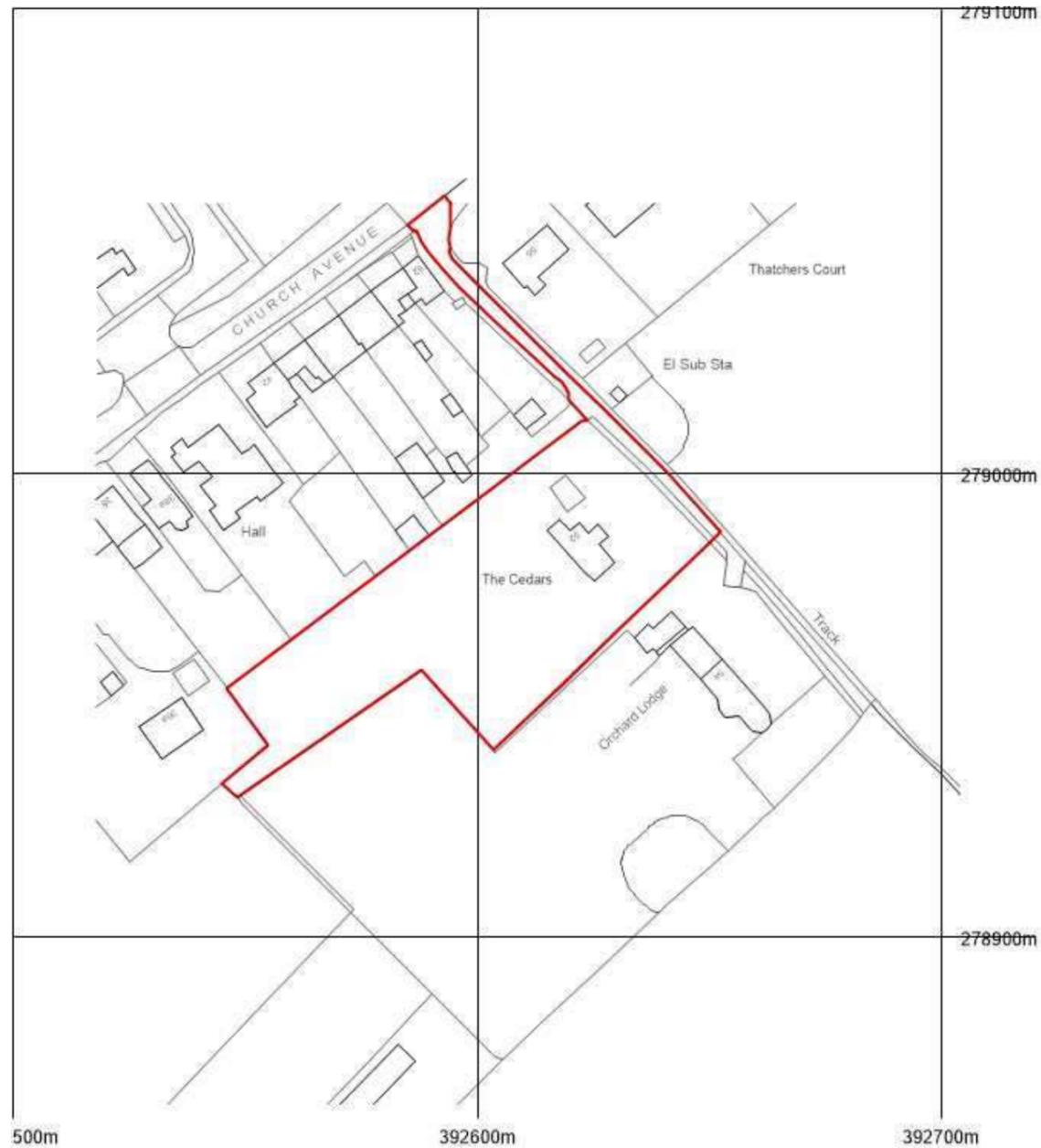
## introduction

This Statement has been prepared by Nick Joyce Architects Ltd to support a planning application for development at Cedar House, Church Avenue, Clent for the freehold owners Mr and Mrs Yates.

It should be read in conjunction with the Heritage Statement (prepared by Foundations Heritage) and Planning Statement (prepared by Foxley Tagg), and drawings 2319/01D, 02D, 03A, 04, 05 and 06.

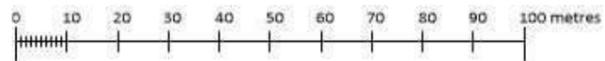
## proposal

The proposal is for demolition of the existing house and garage and construction of a new two-storey dwelling and detached double garage.



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**LOCATION PLAN 1:1250**



location plan

**Location**

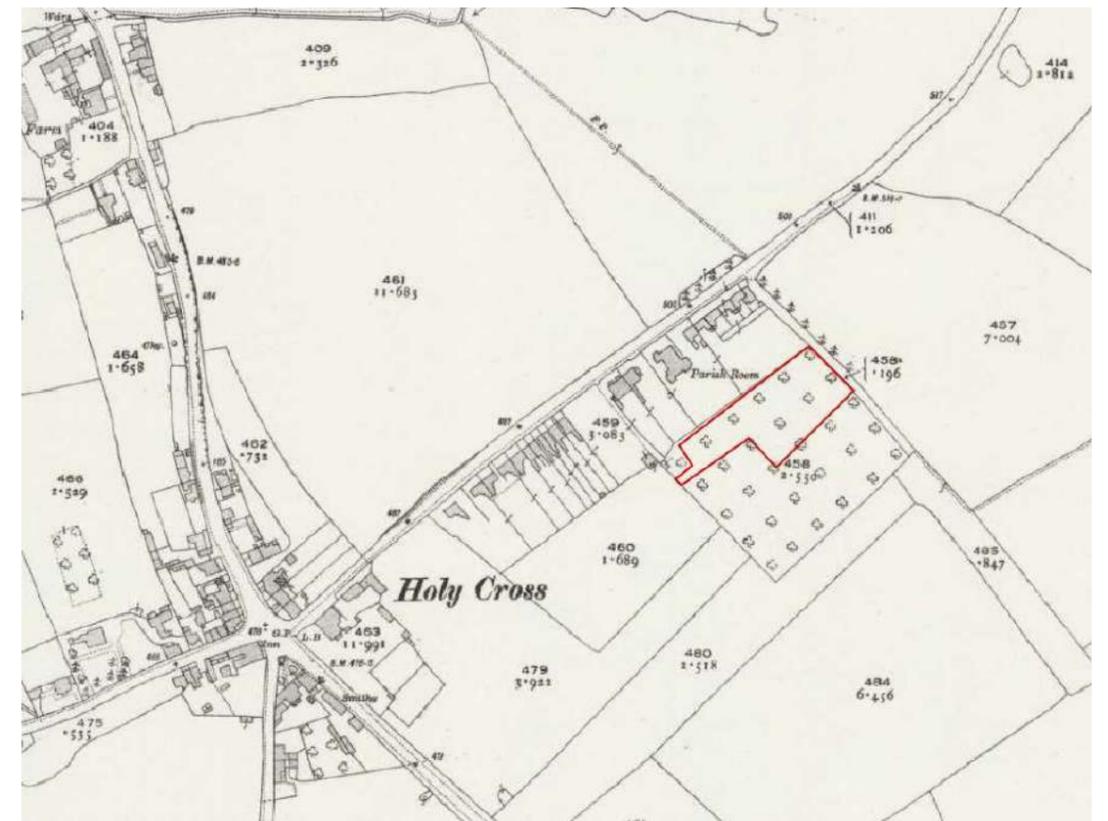
**Clent** is a village and civil parish in the Bromsgrove District of Worcestershire, southwest of Birmingham and close to the edge of the West Midlands conurbation. At the 2001 census it had a population of 2,600.

The village consists of several distinct hamlets. These are Upper Clent (Clatterbach and the area around the parish church of St. Leonard), Lower Clent, Holy Cross, Adams Hill and Walton Pool.

**The site and existing building**

Cedar House is located in the hamlet of Holy Cross halfway along a lane running south-east off Church Avenue. This lane has some history originally being a footpath across open fields and later a lane accessing the orchard on which Cedar House now sits.

The site is a sizeable plot of 4 hectares, with the house and garage sitting at the north-east end with drive and parking area, and a large garden to the south-west.



Excerpt from 1924 OS map with site outlined in red



Site photographs



North-east elevation (front)



South-east elevation (rear)



North-west elevation (side)



Garage—south-east elevation (front)



House and garden from south (rear)

### description of proposal

The proposal is to demolish the existing house and garage and build a new two-storey dwelling and separate double garage. The new dwelling will be in the same location as the existing house and the garage will be located in line with the house.

The proposals are set out in the following drawings submitted with the application: Proposed house 2319/01, garage proposals 2319/02, site plan 2319/03, comparison elevations 2319/04 and massing study 2319/05.

### Size/scale of proposals

The design of the new dwelling has been carefully and precisely based on a small increase in floor area and volume to reduce the impact on the site and green belt.

Main house—the new dwelling has a total floor area (gross external ) of 222 square metres and a volume of 723 cubic metres. This compares to the existing dwelling which has a total floor area of 179.9 square metres and a volume of 523.5 cubic metres.

Garage—the new garage has a total floor area (gross external ) of 37.05 square metres and a volume of 130.4 cubic metres. This compares to the existing garage which has a total floor area of 38 square metres and a volume of 123.4 cubic metres.

Therefore the overall built form of the house and garage represent an increase in floor area of 18.8% and increase in volume of 32%.

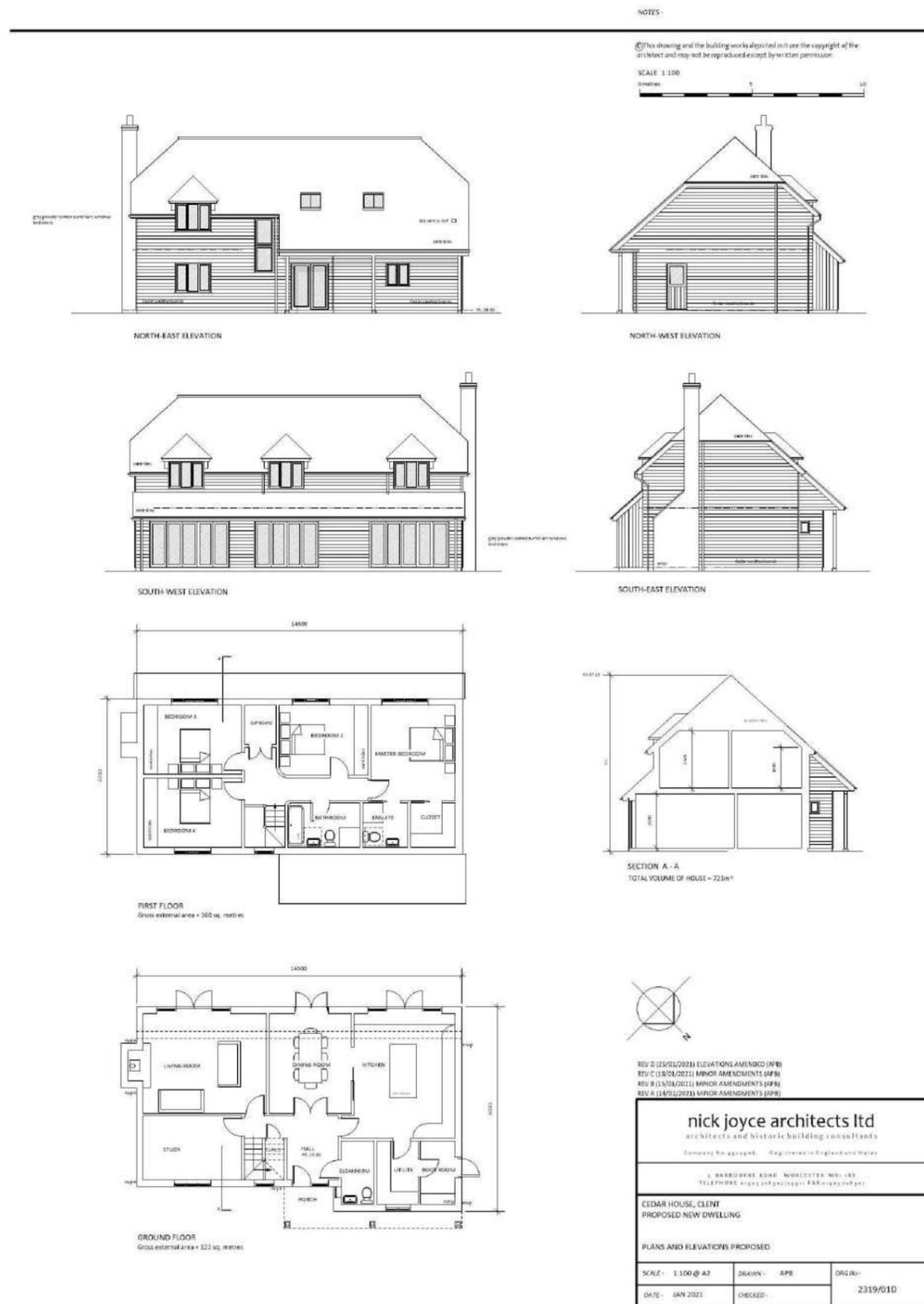
In terms of height the new dwelling’s ridge height is just 350mm higher than the existing dwelling.

The new dwelling is therefore only marginally larger than the existing house, which on a site of this size is barely noticeable.

### layout

Existing house— the existing house (which was extended in 1968) has 4 bedrooms and a family bathroom on the first floor, and a kitchen, dining room and living room accessed off a central hall with stairwell on the ground floor. A flat-roofed extension on the west side contains fuel stores and covered side entrance area and a flat-roofed extension on the front contains a lobby and cloak-room. The double garage is set in front of the house to one side.

The layout is fairly traditional but has a few fundamental issues. The first being the two-storey extension on the east side which has created a living space off a living space with a wide opening between the two rooms making the original living room difficult to furnish. The dining room is adequately sized but is a dark room being on the north side of the house. Two of the bedrooms are north facing, and although the bedrooms are a good size the low external wall heights (1 metre) make the rooms impractical to furnish.



proposed plans and elevations

### Layout continued

Proposed new dwelling—the new dwelling has four bedrooms and a family bathroom on the first floor, with an additional ensuite and closet to the master bedroom. Ground floor rooms are a living room, dining room, study, kitchen and cloak-room all accessed independently off a central hallway with stairwell. A utility room and boot-room are accessed off the kitchen and form a side entrance. The principle of the layout is to ensure that rooms have separate accesses off the hallway and as many of the rooms as possible have a south facing aspect overlooking the rear garden. Only one habitable room (a bedroom) is north-facing. Utility rooms, cloak-rooms and bathrooms are all located on the north side of the house.

Proposed new garage—the location of the garage in line with the house enables the footprint of the existing garage to be used for additional parking.

### Appearance

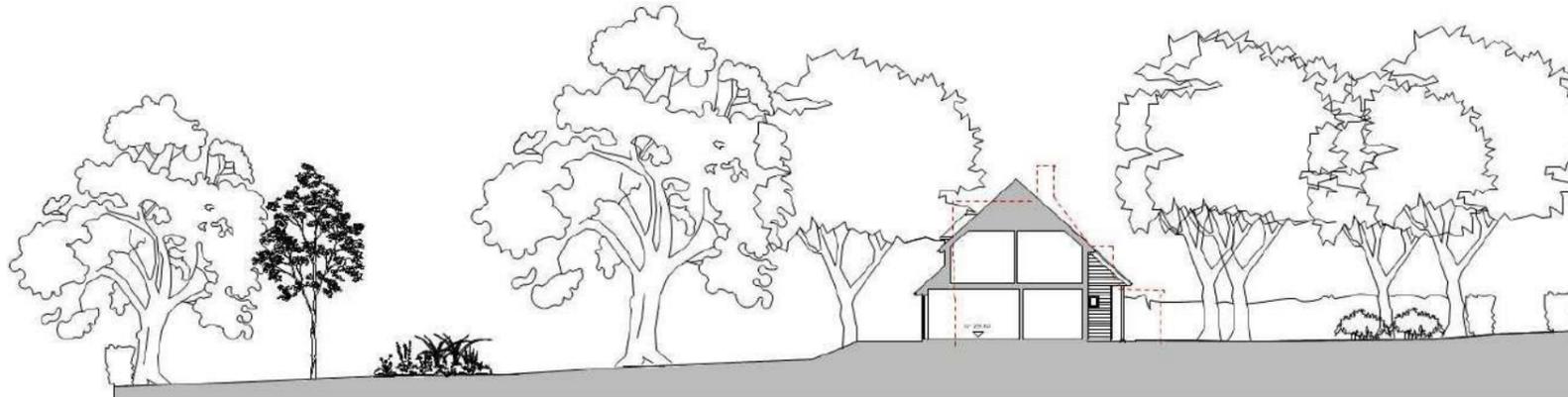
The existing house has a unique appearance characterised by its low roof line with Dutch gable design, rooms in the roof with dormer windows, timber clad exterior and cedar shingle roof. The original building had a symmetrical appearance, but this has been lost by the addition of a two-storey extension on the east side; the main roof now has the appearance of a cat-slide because of the extension's raised eaves line. The house's timber clad exterior, shingle roof and overall scale allows it to sit without dominance in the setting, and surrounded by trees and shrubs it blends in naturally, subtle and unassertive in the landscape.

As the existing building sits so well on the site the design of the new building draws on all of those aspects to ensure the replacement has no more impact on the setting and character of the site and its neighbours.

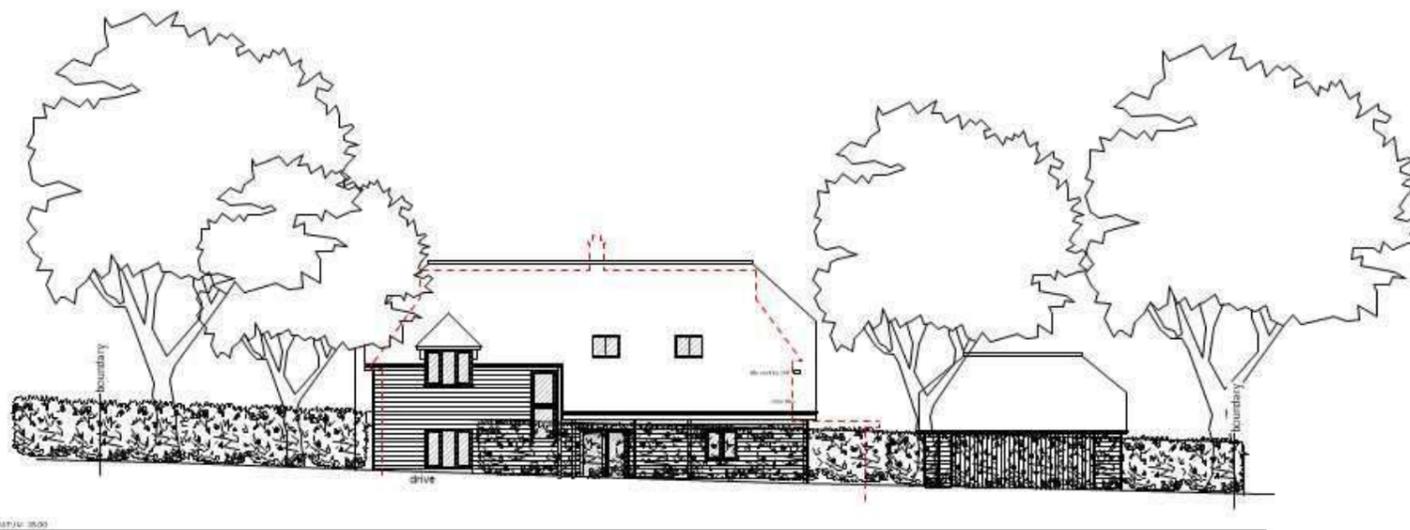
In terms of scale the new dwelling is comparable with regards to massing and height and its location in the same area as the existing house ensures the new structure will have little impact on the neighbouring property or street scene (see images opposite).

In terms of appearance this is similar to the existing house on the public side having an asymmetrical form with hipped roofs and cat-slide roof, dormer window and timber clad exterior. The cat-slide roof is supported on timber posts which provides a covered area and adds interest to this front elevation. External walls will be clad with cedar weatherboards, and although this is an unusual material for new build dwellings it reflects the vernacular of the existing house. Slate tiled roof slopes will be used in lieu of cedar shingles to aid longevity, and a small format slate will be used to reflect the scale of the cedar shingle. The rear elevation is more fully fenestrated to take advantage of the fine views over the mature garden landscape and provides all ground floor rooms access to the garden. Windows and doors will be grey powder-coated aluminium for improved longevity, low maintenance and matching the current windows in look and intent.

The design has been kept deliberately simple, to create an unobtrusive form, which blends as well into the landscape as the existing dwelling.



proposed section through site (north/south)  
showing comparison with existing dwelling



proposed street scene  
showing comparison with existing dwelling



Image to show weather-boarded exterior and half-hipped roof style



Image to show weather-boarded exterior and slate roof



Image to show weather-boarded exterior and slate roof

Images to show design characteristics and materials

## Key considerations (BDC SPD)

As the replacement dwelling is considered a new dwelling Section 4 of the Bromsgrove District Council High Quality Design SPD was considered in the design process.

In line with this policy the new dwelling has been located on the existing footprint following the established building line, and as the form and massing are similar to the existing dwelling sits comfortably within the large plot. The neighbouring dwelling (Orchard Lodge) will also be unaffected by the change.

Section 4.2.11 suggests 'new residential development should embody the particular characteristics of the built and natural environment in which it is located to provide a sense of place and identity.' In the case of Cedar House it is felt that the location of the house is far enough removed visually from more built up areas that reflecting the local built environment is less important. In the case of Cedar House the sense of place and identity is strongly identified with the large mature garden in which it sits so comfortably and the unique Colt House design, which is why the new dwelling draws on many characteristics of the existing structure rather than the local vernacular (which in itself is very mixed in any case).

Other key considerations taken into account include refuse bin storage (bins to be stored to one side of the garage), cycle storage (within the garage), electric charging points (to be situated within the garage) and rainwater harvesting. The new garage, in line with policy 4.2.37 has been set alongside the house behind the building line.

## landscaping

The well planted mature gardens are a key feature of the existing dwelling which will be retained. An additional area of hardstanding at the front is proposed in the location of the existing garage to provide the parking area in front of the garage.

## access

The existing access off the lane and drive is unaltered.