

DESIGN + ACCESS STATEMENT+HERITAGE STATEMENT

WOODLAND LODGE. Church Road. Stoke Bishop. Bristol. BS9 1LD

Site

Woodland Lodge is a detached two storey house set in .15 ha of mature garden and woodland situated at the western end of Church Road at its junction with Mariners Path and in the Sneyd Park Conservation Area. The site is bounded on the North, East and West sides with a 2.000 M high stone walls with woodland and timber fencing to the South.

The site was originally part of the grounds of 'Woodlands' a large detached house built in 1875 in the Free Gothic Revival Style which is now grade II listed.

The Lodge site was separated from the main house grounds possibly when it was converted to residential flats.

Access

The existing vehicular access / parking and pedestrian access will remain as existing.

Previous Application

In November 2015 an application No 15/05744/H for a similar extension in a different location was refused as this would have resulted in the loss of a Category B Scots Pine.

Proposal

The proposal is to build a two storey extension on the South East side of the Lodge on an existing area of hardstanding to create a ground floor garden room off the existing kitchen and two study bedrooms for the owners two daughters on the first floor with access from both ground and first floors.

Design

The existing floor plan is an extended 'L' of single rooms without corridors which creates an awkward layout with access to some areas only possible through other rooms.

The proposal is to build the extension on an existing hardstanding area at the rear of the house behind the 2.200 M high stone boundary wall to Mariners Path and the wooded area to the South this location will insure only the first floor of the extension will be visible from Mariners Path or any adjoining land.

This location will also allow a second internal staircase to the first floor greatly improving circulation and escape requirements.

SPD2 states that extensions should be subservient to the host building.

Woodland Lodge has a distinctive Victorian lodge character with several gable ends and varying roof heights and pitches with windows of different sizes and designs set fully or partially in the roof or areas of vertical tile hanging.

Design Considerations

In order to achieve a sympathetic design the following considerations have been taken into account.

- 1 junction with the existing building
- 2 as the existing first floor rooms are partially in the roof slope this will restricting the height of the proposed extension roof height to keep it well below the existing ridge.
- 3 possible window pattern in relation to existing, and views from the new bedrooms
- 4 materials and size of wall / roof elements in proportion with the existing elevations.
- 5 natural light to the existing kitchen.
- 6 Ecologie

Proposed

- 1 The proposed access to first floor will be through the centre of the South East tile hung gable, this will take the form of a glass corridor with the supporting frame being set back behind the face of the existing tile hanging, this will give a clear visual separation from and minimize damage to the existing building, all removed tiles will be reused in the proposed extension.
- 2 To keep the extension as low as possible a flat roof with a sedum finish is proposed with 70 degree tile hung sloping sections to the north east and south west elevations clad with plain tiles to match the existing, the lower vertical wall sections will be clad with horizontal Siberian Larch boarding.
- 3.4 the existing roof / elevations have a variety of window sizes and proportions with different combinations of dormers the proposed corner glazing will allow a reasonable area of glazing without visually breaking up the new roof slope and form a transitional element with the existing elevation. This detail will provide a window seat area with interesting views out and a good level of natural lighting internally.
- 5 as the ground floor Garden Room is set behind the stone boundary wall to Mariners Path the proposal is to have full height glazing in this area to provide as much light as possible and allow the external terrace and internal area to act as one space.
- 6 the sedum roof will be formed using Wallbarn M-Tray SEDUM Green Roof Modules .500 x .500 pre planted trays which have a 25 mm drainage reservoir which will act as a rainwater attenuator, rainwater will be taken to soak aways to retain the original level of irrigation to adjacent trees.

As part of the original planning application Altree Services Ltd carried out a Tree Survey and Arboricultural Impact Assessment this included recommendations and position for a root protection boundary, so this boundary has been taken into account with the positioning of the proposed extension.

For this application Alltree Services Ltd have carried out a Preliminary Ecological Appraisal and a Bat Survey Report.

Both of these reports confirm that the proposed extension will not have any detrimental impact on the ecology of the site or wild life, the report recommended additional facilities for wildlife should be included as part of the works, they include.

Ref	5:3:2	1 Bat Box
		1 Bird Box in adjacent trees
	5:3:3	1 Hedghog House

All of these recommendations will be carried out

Conclusion

It is considered the proposed extension will provide much needed additional accommodation without detriment to the character of the existing building or the street scene within a conservation area and without damage or detriment to wildlife or the ecology on or around the site.