

Revision -

DESIGN AND ACCESS STATEMENT RELATING TO :

YEW TREE HOUSE, THE GREEN, CAR COLSTON, NOTTINGHAM, NG13 8JE

Project Ref. 21-35

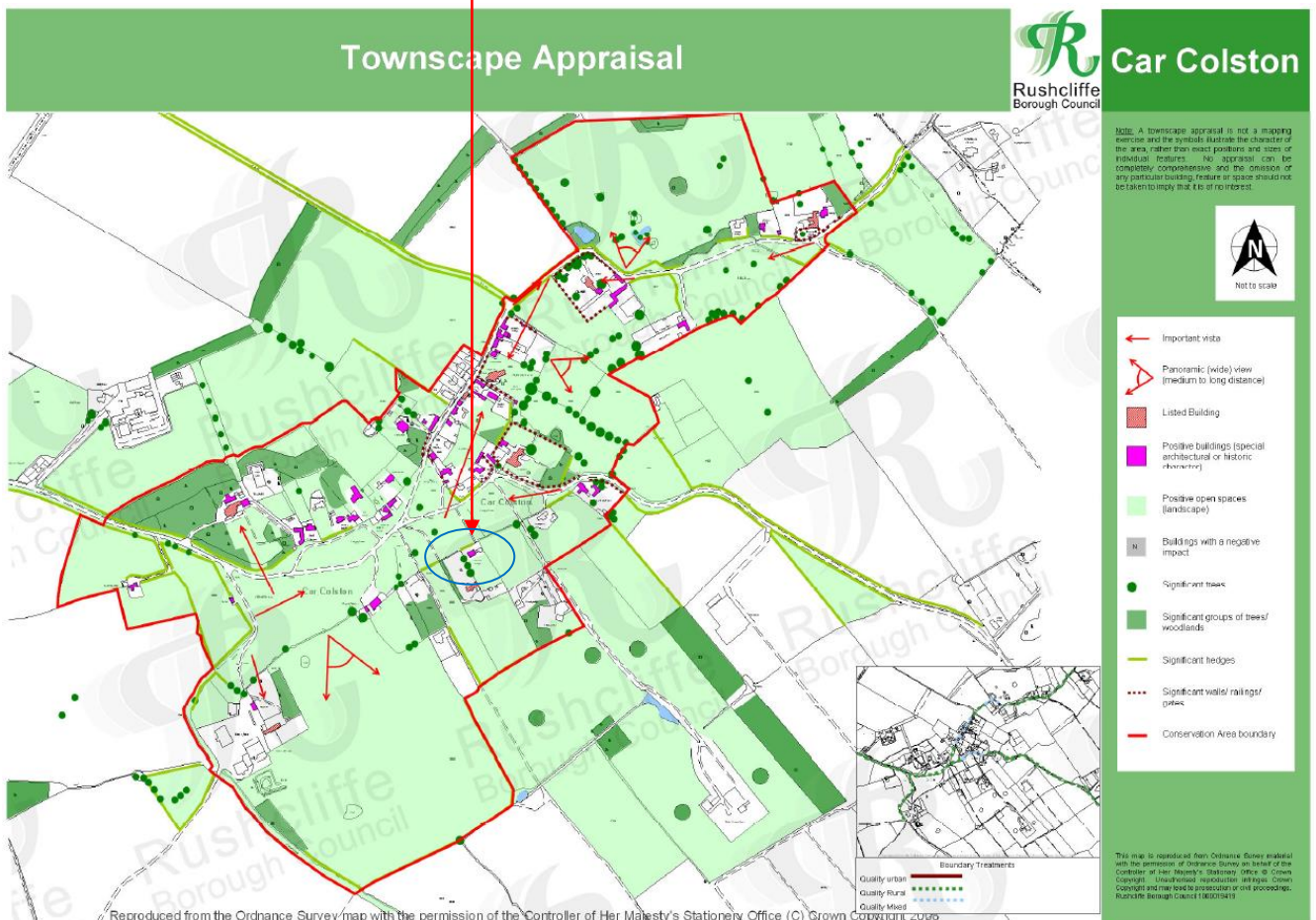
1. Introduction

1.1 This Design & Access Statement has been produced by Hugh Owens Architect Ltd on behalf of Mr & Mrs Whitehurst and is in support of an application for a loft conversion, demolishing of an existing garden dining room and replacement with an open plan kitchen, dining and family garden room.

1.2 This Design and Access Statement is to be read in conjunction with documents :

Drawings 21-35- P03 : Plans + Elevations As Existing, P04 : Plans + Elevations As Proposed
 Bat Survey by Whitcher Wildlife Ltd. July 2021

SITE LOCATION PLAN WITHIN CAR COLSTON CONSERVATION AREA



2. Site Overview and Local Character

- 2.1 The site is situated centrally within the village of Car Colston on the south side of the larger of the two areas of open common land. The characteristics of the area are the large areas of common land with groups of brick and pantile roofed cottages, large country houses and St. Mary's 13th Century church to the central northern edge of the settlement.
- 2.2 Much of the village is covered by the Car Colston Conservation Area. There are 13 listed buildings within the conservation area, the closest to the application site being the neighbouring property to the south west of White Gates.
- 2.3 The application property, Yew Tree House, is noted as a "positive building of special architectural or historic character" in the Conservation Townscape Appraisal.
- 2.4 The existing property is two storeys with a single storey garage built in the late 20th Century, possibly 1970's, with a later single storey altered link between the house and garage added around 2008/9. The property is built of a dark brown brick in a Queen Anne / Georgian 18th Century style and is quite visible from the road and common land.
- 2.5 The application follows similar principles to a recent lapsed Planning Approval, Ref. 17/00057/FUL, which has not been implemented by previous owners.



View looking south of entrance frontage facing the common.



View looking north at the rear garden elevation.

3. Proposals

- 3.1 The steep pitched roof to the house is ideal for conversion having been built with a substantial purlin cut timber construction and cross load bearing walls. By adding a new second floor access stair off the landing, first floor accommodation is retained and circulation space kept to a minimum.
- 3.2 To preserve the frontage appearance dormers and roof lights are only proposed to the rear south facing roof. The two dormers proposed use a period architectural style in keeping with the property by using a similar pediment roof to the existing one above the main entrance door.
- 3.3 The ground floor alterations replace the link constructed between the garage and house in 2008/9. This is largely demolished behind the front wall and replaced with a similar structure but of greater depth extending into the rear south facing garden. Windows, doors, roof tiles and bricks will be salvage where possible for re-use.
- 3.4 The existing 38⁰ dining room roof is out of keeping with the original parts of the building and will be replaced with a steeper pitched roof, c 48⁰, to match the house and garage.
- 3.5 The garage extension will use materials and details to replicate what is there now.
- 3.6 Current internal steps and changes in floor level will be removed by raising the floor level of the new garden room and improve internal access.

4. Summary

- 4.1 The proposals have evolved to address the specific site issues and applicants needs and will :
 - preserves the character and appearance of the conservation area by keeping alterations primarily to the rear and away from the public realm of the common land,
 - respect and enhance the original property by using similar period details and style,
 - incorporate elements previously approved in a sympathetic way to preserve the nature of the location and property.

