

# Goolden - designs LLP

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Design & Access Statement & Heritage Statement with supporting images

Clients: Mr & Mrs Hinde

Location: The Byre Studio, Lottisham, Glastonbury, BA6 8PF

Project: Alterations and extension to existing detached garage / workshop, regularise use as annex all ancillary to the main dwelling house

Drawings accompanying this proposal:-

- 1120:DP:OG:01 showing the existing floor plan, site location, block plan, elevations and levels all as existing
- 1120:DP:OG:05 the proposed floor plan, elevations, roof plan and material finishes
- 1120:DP:OG:06 shows the proposed site location and block plan



## 1.0 Site Location & Context:

- 1.1 The application site address, The Byre Studio, Lottisham, Glastonbury, BA6 8PF
- 1.2 The application is made for and on behalf of my clients, Mr & Mrs Hinde the owners of The Byre Studio and surrounding agricultural land.

The site area comprises of a single storey dwelling, separate studio and workshop/garage, amenity garden with access track to the roadway, large apple orchard surrounding the property

- 1.3 The total site area is 21529 Sq Metres in total with the application site area of 1529 SqM

## 2.0 Site & Context

- 2.1 The site is set in an area / village of Lottisham, accessed off roadway called Lottisham Road. Lottisham is a very small hamlet, set on the outskirts of Baltonsborough and part of Mendip District Council, nearest towns are Glastonbury and Somerton.
- 2.2 The existing property, The Byre Studio is a single storey converted field barn, in 1985 this barn, known as a Field Barn was given Grade II listing status please see the Heritage Statement.

My clients have resided in this property for many years, in 2012 we applied for planning permission to alter the dwellings curtilage from agricultural and the creation of a double garage / workshop reference 2012/1754.

The existing dwelling has elevations of natural lias stone, clay double roman tiles, stained timber windows and doors.

The garage / workshop has external elevations of timber cladding, timber painted doors and windows with reclaimed clay double roman tiles. This building is set well away from the main dwelling with a simple field track linking the two buildings, gravelled area surrounding the property with the remaining land as an orchard.

## 3.0 Proposal

- 3.1 The proposal is to extend the detached garage / workshop, regularise the use as an annex, form a covered car port and make some fenestration changes with the existing window and door openings to suit the proposed layout.

Since the building was constructed in 2012, our clients have utilised the property as an extension of their home with workshop/ studio, attic storage space, home office and a place for family to occasionally stay and enjoy the quiet and tranquil location.

The main dwelling is a detached small one bedroom property, having family to stay the detached workshop / garage building is an invaluable space for my clients, not only for a spare bedroom for themselves but as a work area, household storage and a place for relaxing.

- 3.2 The alterations include an open car port added to the north side of the property, to the front of the building a small extension is added with patio doors to two elevations allowing for full height glazing and views over the orchard, to the existing building the garage doors removed and smaller patio doors added for natural light in to the occasional bedroom with ensuite alongside. A staircase is added to the first floor loft space in place of current ladder and windows introduced in the gable ends and roof window for natural light in this attic storage area

The elevations and floor plan are shown on drawing 1120:DP:OG:10

- 3.3 Mains services – The existing building is already served with mains electric, water, foul sewage by way of PTP and gas heating, surface water runs to soakaway.

#### 4.0 Material Finishes

- 4.1 Existing & Proposed Elevations as shown on drawing 1120:DP:OG:01 & 05 with the following Material finishes:-

- Elevations:
  - Natural Stone Lias & Oak
  - Concrete block cavity walls with external timber boarding
- Roof Covering: Reclaimed double Roman Clay Roof Tiles
- Windows: Double glazed timber units painted
- Doors: Timber panel garage & glazed patio doors
- Timber Fascia board
- Rainwater Goods – Black PVC gutters and downpipes

All to works to match existing building materials

#### 5.0 Existing Images



Image of the North Elevation



Image of the Southern Elevation



Image of the rear West elevation



Image above is of the main dwelling house with access track to the garage/workshop

## 6.0 Heritage Statement

### 6.1 Natural England's Grade II Listing:

List Entry Number:

1058793

Date first listed:

17-Oct-1985

Statutory Address 1:

FIELD BARN AT NGR ST 5721 3439, LOTTISHAM ROAD

WEST BRADLEY CP LOTTISHAM ROAD (West side) ST53SE LOTTISHAM

10/191 Field barn at N6R ST 5721 3439 -

- II

Field barn. Roof C15/C16, remainder appears rebuilt mid/late C19. Coursed and squared lias rubble, hipped double Roman tile roof; some studwork and weather boarding to east return. Single storey; 3-bay interior. South elevation with 3 small window openings, wooden lintols; door opening to right, door missing at time of re-survey (September 1984). Interior with a raised open cruck roof with collar

beams and inserted C19 tie beans. Postulated as being of domestic origin, the roof may be reused. Included mainly for historical merit. (VA6 report, unpublished SRO, June 1983).

Listing NGR: ST5721034390

- 6.2 The existing dwelling is a small modest, single storey barn, natural stone with clay double roman roof ties, small window openings all sympathetically looked after in this family home. The dwelling is set within an apple orchard, gravel track from a metal field gate off Lottisham Road.

Surrounding the barn is a concrete hard standing area with stone wall, access track at the rear leading to the detached double garage / workshop building.

The characteristics of the field barn, known as The Byre Studio has been preserved over time by my clients, the timber windows and doors add to the character of the property and have aged and work well as a dwelling, simple and modest building as existing lovingly cared for by my clients.

With the proposal the heritage asset remains as existing, the detached garage / workshop was a separate building, set back and well away from this building so as not to detract from the Field Barn on the approach from Lottisham Road.

- 6.3 The proposal to extend and alter the existing garage / workshop, provides additional family space whilst not detracting from the heritage asset close by, the extension by way of the design has matching materials, of single storey with patio doors to enjoy the orchard view, the fenestration changes make use of existing window or door openings to suite the new layout, ensuring this building still remains subservient to the main dwelling.

Whilst the proposal is to extend the existing garage / workshop space the extension will not dominate the existing dwelling, the position and style of the ancillary building will always remain subservient and blend in with this heritage asset.

## 7.0 Access and vehicle parking

- 7.1 The existing dwelling has a gravelled / field track from a 5 bar metal gate off Lottisham Road leading to the concrete yard alongside the main building.

This access track has not altered and also is linked up the detached garage / workshop further across the orchard.

There is vehicle parking for many vehicles 5 plus, my client only has one at the moment so this application will not alter or lose any vehicle parking places, just provide an open car port for all year round shelter.

## 8.0 Landscaping

The existing site area is largely an apple orchard with grass, there are raised vegetable beds, patio area, access tracks but by nature of the site use our clients have left the orchard as existing.

The site layout shown on drawing 1120:DP:OG:01 there is no need for any further landscaping at this site

## 9.0 Conclusion

The proposal put forward gives additional space and regularises the use of this existing building as an annex, a space that they use as a home office, workshop, attic storage and also for occasional friend and family overnight accommodation.

By the nature of the historic field barn, the existing dwelling has a presence, the single storey stone building set within the orchard has been well preserved by my clients and with the extension proposal to the garage / workshop they have put forward a sympathetic scheme to match the existing character and appearance of the immediate area.