

**DESIGN AND ACCESS STATEMENT IN SUPPORT
OF PLANNING APPLICATION FOR SINGLE
STOREY REAR EXTENSION, OUTBUILDING
DEMOLITION AND PARKING:
Holmlea, Ridgeway Lane - Nunney, Frome
April 2022**



PREPARED BY:
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Fig. 2. View of the rear of the house with the patio area to be increased slightly..



Fig. 3. View of the existing outbuilding built without permission by a previous owner with its leaky roof and narrow door making it too small to usefully store bicycles or other household/garden items.

Fig. 1 View of the front of the house

1.1 The Proposal

This document has been prepared by Lacey Architecture on behalf of the current owners and forms part of a submission for householder planning permission in a conservation area.

It should be read in conjunction with survey drawings 02-00-00, 02-01-00, 02-02-01, 02-00-00; and proposed drawings, 03-00-00, 03-01-02, 03-02-00 and 04-00-01.

The proposal seeks to add a ground floor extension to the rear of the house, remove a poorly constructed outbuilding and add a small area of parking to the front of the house.

There will also be some minor internal alterations to open up the existing ground floor to this proposed extension, as well as alteration to one of the existing rear kitchen windows.

The extension will be used as a dining/family space as well as providing a ground floor W/C and utility room. The proposed extension will also improve connection to the garden as well as providing a useful outdoor covered space.

1.2 Use

The use of the existing residential house remains unchanged. The extension will provide space for the clients to more easily access and make use of the garden and provide extra dining space, allowing too a utility room and ground floor W/C.

The existing outbuilding is proposed for removal, as it is poorly constructed (without any record of planning permission being granted). It is too small to be useful and breaks up and bottlenecks the rear garden reducing the client's enjoyment of the green space.

1.3 Amount

The footprint of the house will be increased to the rear of the property only. The amount is in keeping with a multitude of other approved rear extension applications in the local area.

The driveway space aims to provide parking for one car with some extra space for bin storage and maybe also bike storage in the future.



Fig. 5 Existing outbuilding pulling away from the neighbouring wall (built without proper ties) resulting in cracks and leaks throughout the structure. Expanding builders foam used to RHS by previous owner in an attempt to achieve waterproofing.



Fig. 6 Aerial Image showing surrounding context of Holmlea with its mixed grain and unusual garden shapes. Approximate boundaries marked. (www.googlemaps.co.uk)

1.4 Layout

There is no major alteration proposed to the layout on the plot.

Creating a new dining and utility extension to the rear of the house at garden level makes much better use of the green prospect and provides more practical space for the family.

It is also proposed to create a small area of parking to the front of the house. This new driveway parking will allow the clients to put in place an electric car charge point to enable an electric vehicle upgrade in the near future.

1.5 Scale

The scale of the alterations are in keeping with the context and keep the mass and volume low and to the rear of the property. This minimises any impact on the neighbours. A high quality roofing material for the rear extension has been selected for its ability to perform at low pitches. This allows the rear extension to be as low as possible minimising any impact on the neighbours.

1.6 Landscaping

It is proposed to remove the existing outbuilding and create a raised planter instead. This will open up the rear garden and remove a poor quality large garden obstruction from the space. This will give the existing rear patio more space and openness.

New parking is proposed to the front of the house. This is planned with a permeable finish of buff hoggin, with 1m of pavers to give bound edge adjacent to the road surface.

With the removal of the outbuilding to the rear of the house, more planting can be introduced to make the most of the green space on the plot.

1.7 Appearance

The extension uses a standing seam zinc effect roof with vertical timber cladding. The roof will overhang to create a covered veranda area which will allow indoor/outdoor space for entertaining and enjoying summer evenings.

The house has retained its traditional windows to the ground floor at the front of the house, the client's love these and do not wish to replace them. To the rear of the house crittall style slim profile aluminium powder coated windows and doors are proposed. These will sit well within the more modern finish of the extension but also easily with the historic context of the existing house.

1.8 Design and Materials

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The timber cladding to the rear extension will sit well within the garden context while the detailing with the brick plinth (using the existing brick walls as reference) will help ensure a high quality finish which does not stain/degrade rapidly. The overhanging zinc roof will provide extra interest from the first floor as well as adding solar shading and a covered outdoor area to the house.

The proposal seeks to create a neat and smart finish in keeping with the area and improving the appearance of the house.

1.9 Local Context

The house is a semi detached house on a street with lots of variation in building style. The houses enjoy views over the village, with Holmlea's garden defined by the existing walls of the neighbouring properties. Most properties in the area have been altered or extended, with multiple alterations occurring at the neighbouring house Lake Farm House, while the other neighbour's house at Castle View remains mostly unaltered (except a small rear extension).

The houses on the road have a mix of materials, ages and styles. Some with timber cladding, render, fair faced stone quoins and mullions, while others are brick. There is also a large number of reconstituted stone faced blocks used in the surrounding houses.

Elsewhere in the local area there are other types of building but overall there is not fixed or distinct grain or pattern to the area. Instead the village is a beautiful patchwork of styles and ages of building all adding to the charm of the area.

1.10 Planning History

Permission was granted in June 1992 for an attached garage for the property. This was never built and the clients have no plans to resurrect this application as a driveway alone is more in-keeping with their electric car requirements.

1.11 The Development Plan

Local Policy (The Development Plan)

Given the small scale of the proposed alterations, there are no policies significantly relevant from the Mendip Local Plan.

1.12 Emerging Policy

At this time we are not aware of any emerging policy which will affect this proposed application.

2.1 General Access

The proposed alterations to Holmlea greatly improve access as the extension will allow a ground floor W/C to be added improving the usability of the house for less able family or visiting guests.

A utility space will also take the pressure off the kitchen allowing an improved layout to be planned enabling more efficient storage and a better functioning kitchen.

The proposed car parking, as well as improving the access to the house, removes one car from parking on the street and more importantly allows the family to continue their sustainable journey by enabling a electric car charge point to be added as part of the proposals. Although this sounds like a small area of the planned works, this is the aspect for which the clients are most excited.

3.0 Heritage Statement

A heritage statement has been prepared due to the site's position within a conservation area.

3.1 Significance

Holmlea falls within the Nunney Conservation Area, but it is not nationally or locally listed.

The house is part of a pretty pair of semi detached cottages. Both have an veranda to the front of the house with cast iron structure as well as detailed timber gables to the front elevation. No alterations are proposed to any of these features.

3.2 Setting

These houses make up part of the varied architectural pattern of the conservation area in Nunney. The area comprises of a vast range of styles, from a new build home just across the road, to 1950's utilities building to a 1970s reconstituted stone house. The neighbours at Lake Farmhouse have a much older house from the 18th century although this has been substantially altered over the years.

The design of the proposed extension has been carefully considered to limit the impacts upon the heritage of both the building and the area. It is significantly subservient in size and the use of traditional and sympathetic materials respond to the surrounding historic context whilst maintaining its form as a new addition.

The extension represents a small addition to maintain and improve the house as a practical family home. The alterations allow the addition of a small ground floor W/C and utility. Plus the proposed alterations to the driveway allow the clients to change to an electric car (as well as removing a car parked on the roadside in the area) allowing the house to start on its journey to supporting a green and sustainable future.

The small scope of the alterations contribute to and retain the historic value of the Nunney Conservation Area.

4.1 Summary

The proposed alterations to Holmlea, allow better use to be made of the existing space, while adding a small rear extension helps house some services (W/C and utility room). Plus taking down the existing outbuilding removes a eyesore which leaked and was too small to function well and this will allow the garden to be opened up.

The new parking area allows easy bin storage behind the retained front garden wall as well as enabling a driveway which will at long last allow the clients to upgrade to an electric vehicle.

Overall, the proposals make very little alteration to the property or the area at large, but will allow a slightly improved dining space to be created to the rear of the house, improve the rear garden and enable the client's next steps to a sustainable lifestyle.