

Design Statement

17 Oxenpill

MAY 26 2022

Black Ox Construction

Purpose

This document sets out the principles of design, identifying relevant precedents with the aim of demonstrating its suitability within the wider surrounding context and should be read in conjunction with Site location, Existing and Proposed Drawings and Planning portal Application forms.

Site and Surrounding Context

The property is a cottage, located on the B3151 in the hamlet of Oxenpill, Meare. The property is not listed and is not within a Conservation Area. The building is one of traditional construction which is rendered stonework walls under a pan tiled roof. The properties windows have been updated to UPVC in a sympathetic style in keeping with the surrounding vernacular. The existing rear single-story extension and lean to conservatory are of a poor quality and in state of disrepair. The construction of both is single skin masonry and badly deteriorated wooden windows and doors.

The wider vernacular and surrounding area is composed of cottages of similar size and scale, presented in small terraces, pairs and detached configurations.

Figures 1, 2 & 3 show the front and rear views of the cottage.

Figure 1 Front View



Figure 2 View to rear



Figure 3 Existing Rear Extension



Purpose

It is the primary principle of this application to improve the existing accommodation whilst improving and enhancing the existing building.

The proposal is to revitalize the existing dwelling, aligning it more with modern demands of functionality. The design has been carefully considered, minor increases in overall footprint at the rear allow the revised layout to yield vastly improved living accommodation.

Layout

The proposal is to create a detached dwelling, the existing rear single storey 'tied' section of the property being shifted southwest with a second storey added above, the conservatory being rebuilt as habitable space with a marginally increased footprint.

The front façade will remain unchanged in appearance.

The ethos of the design is to update and improve functionality, thus there is no increase in numbers of bedrooms or bathrooms. Provision has been made for home working and the main habitable spaces have been shifted towards the rear of the property.

Effect on Neighbours

The property is adjacent to 15 Oxenpill, with the existing rear section of the property directly adjoining their property and abuts 19 Oxenpill's Garden and Parking Area. Both parties have been consulted with as part of a reasonable approach to improving the dwelling. Materials and finishes palette have been purposely kept restricted, mirror the existing.

15 Oxenpill

There is no detrimental effect on 15 Oxenpill, indeed its situation has been improved by the shifting of the existing tied section of the property to the southwest, so that it is no longer directly abutting their property.

19 Oxenpill

The property and proposed extension is not visible from the dwelling at 19 Oxenpill other than from the garden and conservatory. The proposed works have been carefully considered, with the main changes being constructed adjacent to 15 Oxenpill, ensuring visually an outline similar to the existing roof profile. New fenestration will be

provided incorporating only one a frosted glazed bathroom window being added to the second storey western elevation.

Scale

All works are to the rear of the property and have largely been incorporated within the existing footprint. The second storey addition has been sized to read as subservient to the adjacent property, the proposed ridge line sitting below 15 Oxenpill's.

The overall dwelling has been reconfigured to provide improved functionality, not to increase habitation levels, thus by virtue of scale and massing, is not significantly altered.

Appearances

No proposed works are visible from the B3151, regardless materials and finishes palette have been purposely kept restricted, mirroring the existing.

Access

Vehicular and pedestrian access remains unaltered.

Planning Precedents

Within 100 metres of the property a similar extension was permitted to 35 Oxenpill, it should be noted this resulted in increased massing and scale with respect to context of the wider plot and does not appear to have been a second storey addition but rather a newly constructed extension. Regardless, it serves as comparable precedent.