

More Than Pretty Pictures Architects Ltd.

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2 West View, Gents Lane, Shimpling, IP29 4HP

DESIGN APPROACH STATEMENT

28th June 2022

21-103

Planning History

Our original application DC/22/00328 was withdrawn having been recommended for refusal on the grounds of non-compliance with policies CN01 and HS33. Discussions between ourselves and the planning officer revealed that there were concerns over the box dormers front and rear, front balcony, extent of glazing to the front (West) offsetting the character of the semi-detached property, and 'overcomplicated roof design' for the proposed rear extension. There were also minor reservations regarding the proposals featuring extensions to all 3 sides of the bungalow.

To rectify this, we began by further looking at the character of both the existing property and the village as a whole before working through amendments to our proposal.



Fig. 1



Fig. 2

Figure 1 above shows the property for which the application relates from the field to the West of the property. The large tree on the boundary with the attached neighbour obscures much of the attached property. This can be seen in figure 2 to be a rendered property with white timber windows and doors, with a tin/metal side extension that has fallen into disrepair, with first floor window facing south across further open fields.

The only other property on West View can also be seen in Fig 1, and fig. 3 below. This is a detached brick bungalow with extensive glazing looking West across the landscape.



Fig. 3

In the wider context of the village, there is a mixture of architectural styles, from traditional period cottages, through to new developments such as barn meadow.

In the immediate context of West View, Gents Lane has two new build properties designed as a modern take of period farm house/barn buildings. These feature a mixture of materials including red brick, pale render, timber cladding and double height glazing as seen below in figures 4 and 5.



Fig. 4



Fig. 5

Gents Lane and neighbouring street Barnfield have a variety of styles, with Barnfield being predominantly red brick bungalows such as figure 6, whilst Gents lane features a mixture of render, brick and extended period properties such as figures 7 and 8.



Fig. 6



Fig. 7



Fig. 8

On the main street through the village, Slough Hill, there is further demonstration of the mixture of architectural styles and periods. There are numerous examples of dormer roofs, with inset, pitched and cat slide dormers all evident. Materiality is reflective of the periods, with render, brick and flint all notable.



Fig.9



Fig.10



Fig.11



Fig.12

Figures 9-12 above illustrate this. Figure 7 and Figure 10 are the same property at the head of Gents Lane facing onto Slough Hill. There is a clear distinction between the existing thatched property and the timber clad extension facing Slough Hill. One notable feature present on Slough Hill and Gents Lane is the presence of pitched roof porches to the front elevation.

Our Proposal

We carefully considered the above context in accordance with our design and the planners comments on our original proposal.

As such, we took the following steps for our pre application, DC/22/02219, which we believed would provide a solution to the planners concerns, whilst enabling us to provide a home which is modernised and allows for an enhanced connection to the beautiful landscape with which it is sited.

- We have removed the box dormer and balcony from the front elevation
- We have set back the new porch and enlarged kitchen, keeping the same design intent but with less impact than previously proposed
- We have introduced a pitched dormer to the front elevation as a replacement for the box dormer, more reminiscent of the style inherently present in the village
- We have reduced the amount of glazing to the front elevation from our initial proposals. This will still enable a good visual connection with the landscape and daylight into the property.
- To the rear, we have simplified the roof structure to provide 2 gables which run into the existing roof. This will allow for the loft conversion and the necessary head room over the new proposed stair which will work as seen in the section drawing overleaf, Figure 14.
- This design is reminiscent of the extension which has taken place to the attached property, whereby the rear has been extended to allow for a loft conversion, with gable and dormer looking south across the field as seen in Figure 13 below.



Fig. 13

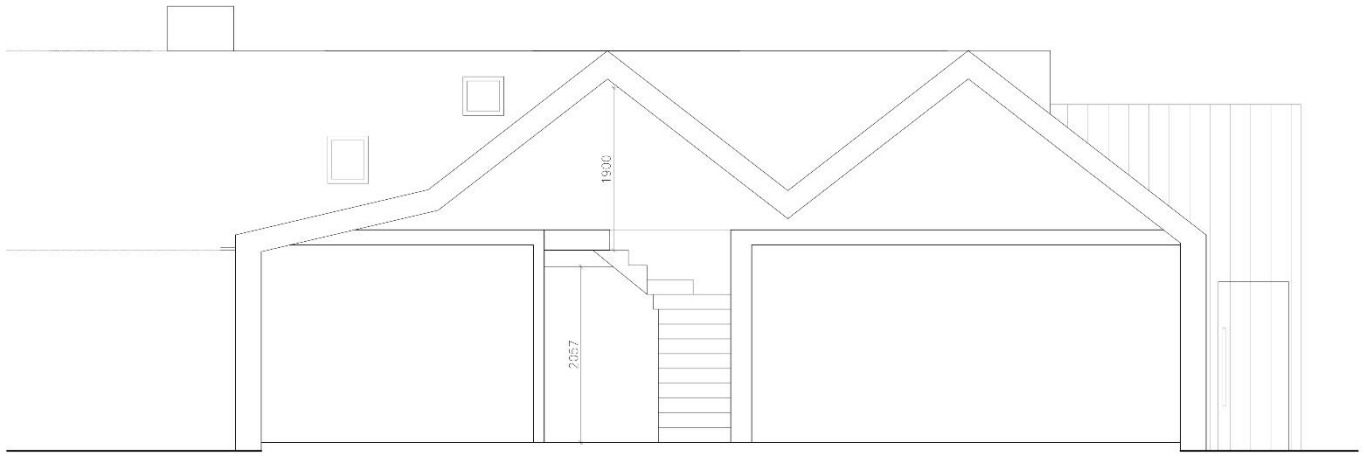


Fig.14



Fig.15 above shows the proposal as submitted for the pre-application and as assessed in the local authorities pre-application feedback.

Conclusion

Following the pre-application feedback, we have made further design amendments to alleviate the concerns of the local authority. We have reduced the front dormer by 20% in width, and mirrored this to provide a symmetrical front elevation. We carefully considered the planners comments regarding timber louvres. However have chosen not to incorporate them, owing to the front (West) elevation glazing being no larger than the existing lounge window. To the rear, the garden room faces to the East and so is only exposed to early morning sun, with a lower temperature and so solar shading is less important here, as well as taking away the key design intent of maximising both natural light and connection to the rear garden. We note the planners concerns of overlooking from the first floor window, however this is not habitable space, as the window is situated in the landing to provide natural light to the stairwell.

We believe that our amended proposals will satisfy the policies CN01 and HS33 highlighted as concerns by the planners. We have reduced the scale of the extension and simplified the forms, taking care to implement features which are already commonplace within the village, such as the front pitched dormers and pitched roof porch.

We note that we are still proposing to extend to all 3 aspects. However, we would refer to the garage building currently located to the North of the property which is to be removed as part of the works, and so feel that our side extension is very minimal when taking into account the increased footprint here, as well as having reduced the scale of the front extension both at ground floor level, and by removing the balcony element. Much of the side extension is covered external space for waste and cycle storage.

Materiality will be largely as existing, with the existing render being painted into a more subtle pale colour, render dormer with tiled roof to match the main house. Timber cladding to the side extension, reflective of the natural surroundings, with examples of timber cladding on the adjacent Gents Lane as shown above.

Landscaping remains largely as existing, with elements of soft and hard landscaping, with space to park 2 cars on the front. No significant trees will be removed, only a small yew hedge from the front boundary which is of no visual importance to the locality.

We feel that in each of the options listed above, the proposal would not negatively impact upon the amenity of the neighbours in any way. Our extensions would not cause overshadowing, overlooking, or overbearing. We note that there were no objections from the community on the previously submitted proposals.

We believe that not only do the proposals respect the site and its setting, but that it enhances it through modernising the existing building and providing a connection with the landscape both through the enhanced views, and through its materiality. We believe that the character of the property is retained, but is given a needed transformation to allow its new occupants to enjoy it to its full potential.