

DESIGN, ACCESS and Heritage STATEMENT
IN SUPPORT OF Householder and Listed Building Consent Application



Croft House
Clapton Road
Midsomer Norton
Radstock
BA3 4EB

Mr Robson

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1.0 Introduction

- 1.1 This Design and Access Statement is being compiled to support a Householder Application for the creation of a swimming pool and outbuilding and associated works.
- 1.1 This statement briefly analyses the characteristics of the site and surrounding area and is to be read in conjunction with the associated proposed planning drawings.
- 1.3 Applications drawings are numbered:

<u>Drawing Number</u>	<u>Scale</u>	<u>Title</u>
101	1:1250	Site Location Plan
102	1:500	Block Plan Existing and Proposed
110	1:100/NTS	Proposed Swimming Pool
111	1:50	Proposed Outbuilding

2.0 Assessment of the Site Context

- 2.1 Croft House is situated in the rural Village of Clapton just outside the town of Midsomer Norton, approximately 8 miles southwest of Bath. The property is accessed from Clapton Road, via the driveway. The rear of the property is enclosed with a perimeter wall and fence, which gives it a private and secluded feel.

3.0 Design of the Scheme

3.1 Use

The main property is a large 5 bedroom detached house, it has several outbuildings in its large garden. To the south of the proposed annex there is an area of rough overgrown garden space where the new swimming pool and new outbuilding will be sited.

3.2 Amount

The proposed project is to create a new 12m x 4m x 1.5m, 48m² swimming pool and a new outbuilding measuring 9.48m x 4.5m x 2.5m, 38.8m².

3.3 Layout

The area where the swimming pool will be sited is currently an unkept garden space with a dry-stone wall running around the perimeter. The new outbuilding will be sited within the southern garden wall. It will enable the swimming pool's equipment to be housed, storage for the garden amenities and somewhere for users to sit and dwell and next to the swimming pool, enhancing the sense of place.

3.5 Landscaping

The outer of the swimming pool will be paved with rainbow sandstone slabs.

3.6 Appearance

The outbuilding will have white lias stone walls with a lean-to roof falling towards the paddock, the roof will be finished with EDPM. The swimming pool will help to enhance the character of the property.

3.7 Access

Access into the site is to remain the same from the road.

3.8 Amenities

The proposed works will have limited impact to the neighbouring gardens, in terms of light and impact of privacy.

4.0 Relevant Policy

4.1 The scheme has considered the following policies; certain points have been elaborated on. It is believed that the proposal complies with all relevant policy.

The statutory Development Plan for Mendip District Council comprises of:

- Core Strategy (July 2014)
- Placemaking Plan (July 2017)
- Local Plan (2014) - only saved Policy GDS.1 relating to 4 part implemented sites
- Joint Waste Core Strategy
- Made Neighbourhood Plans

4.2 Core Strategy:

The Core Strategy for Mendip District Council was formally adopted by the Council on 10th July 2014. The following policies of the Core Strategy are relevant to the determination of this application:

4.21 Environmental Quality

It is believed that the scheme is of a high-quality design which enhances the distinctive character and landscape of the area.

4.22 District wide spatial strategy

4.23 Presumption in favour of sustainable development

4.24 Sustainable construction

The new development will be constructed using sustainable construction methods, to enhance the light into the new rooms. It will use methods and good quality design to reduce infiltration, as well as reducing the need for heating and cooling the spaces. High quality insulation will be used in the floor, walls and roof to help achieve this.

4.25 Environmental quality

4.3 Placemaking Plan:

The Placemaking Plan for Mendip District was formally adopted by the Council in 2017. The following policies of the Placemaking Plan are relevant to the determination of this application:

4.32 General urban design principles

It is believed that the design contributes positively to local distinctiveness, identity and history. The design also contributes positively to the characteristics of the settlement. The construction and orientation of the new extension will use sustainable construction methods.

4.33 Local character and distinctiveness

It is believed that the proposals contribute positively to and does not harm the local character and distinctiveness of the place in which it is to be situated.

The design responds appropriately to the urban morphology, and takes into account, and considers the historic grain of the area – in terms of routes, block, and plot patterns; mix of uses, building heights, massing and scale and local vernacular.

It respects the local characteristic architectural styles, patterns, rhythms, and themes which reflect local proportions

The development reflects materials, colours, textures, landscape, and boundary treatments that are appropriate to the area

4.34 Building design

The building facades reveals, and entrances have been well designed, all elevations have been well articulated, and an appropriate building line and/or boundary treatment have been maintained. The frontage of the Building face and relate well to the public realm and should assist in defining the overall street scene.

The proposed works complement and enhance the character, mass, design and form of the host building.

4.35 Amenity

This proposed development allows appropriate levels of privacy, outlook and natural lighting to be maintained. It does not cause significant harm to the amenities of the occupiers or visitors of this and neighbouring properties. There will be no loss of light, no increased noise, smell, overlooking, traffic or other disturbances. Nor does it have a negative impact of the usable private and communal amenity spaces.

4.4 Consideration has been given to the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance.

5.0 History of Croft House

- 5.1 Croft House was built in several phases over the years, the north wing of the house was built in the early 1800s, the west wing was added approximately 50 years later, and the east wing was constructed in the early 1900s, the wintergarden was added in the 1960s, and the sun room was added in the last 10 years. The garage was believed to have been constructed in the 1970s then later converted into a studio, planning permission has recently been granted to convert it into an annex. There are several other out buildings that were constructed over the history of the building.
- 5.2 The historic England entry (list entry number 1058665) is as follows:
- 5.3 *'GV II, House. Early C18. Coursed rubble, roughcast on a return, coped verges, double-Roman tile roof, end brick stacks. Symmetrical front, 2 storeys and attic, 3 bays, 2-light moulded stone-mullioned windows, each light with a casement or a sash with glazing bars, stopped labels. Central door opening in a stone architrave, 6-panelled door, slab hood on stone brackets. Short section of rubble wall at right-angles to frontage, pointed arch door opening, traceried door. Interior with a fireplace with a broad wooden bressummer; window shutters.'*

6.0 Statement of Significance

- 6.1 This section will look at the parts of the building to be amended and why the works will have a minimum impact on the building's historic fabric and in balance the improvements will benefit the property.
- 6.2 Garden Wall
- 6.21 The Garden Wall forms part of the curtilage of the listed building, the proposed outbuilding which will be incorporated into this wall and the curtilage of the listed, which makes it necessary for this application to include Listed Building Consent.
- 6.22 The proposed outbuilding is similar in appearance to another outbuilding on another part of the site, due to this it is believed that the proposed-out building will have a positive impact on the character and historic value of the property.

7.0 Concluding Statement

- 4.1 This design and access statement has been prepared and is being submitted in support of the House Holder Application at Croft House, Clapton Road, Midsomer Norton.
- 4.2 The design of the proposal has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements and have considered throughout the impact that the development will have on the surrounding land.
- 4.3 The proposed design is of an in keeping design which will not have an adverse impact on West Road.
- 4.4 Overall it is considered that this House Holder application is in accordance with the relevant National and local policies; and request Mendip District Council support this application.

8.0 Appendix

Fig 1: View of the ground for the swimming pool.



Fig 2: View of the ground for the swimming pool and outbuilding.



Fig 3: Outbuilding in grounds of similar appearance

