



Design, Access and Heritage Statement

Proposed Development
28 Church Street, Sutton on Trent

November 2022

Introduction

This Design, Access and Heritage Statement was prepared to support a householder planning application for an extension and building alterations to 28 Church Street, Sutton on Trent.

Site location

The site lies within the conservation area as defined in the Newark and Sherwood local plan.

Sutton on Trent contains a variety of historic buildings that contribute positively to the character of the conservation area. This includes the Grade I listed All Saints Church, a number of other notable grade II listed building and a wide range of other historic buildings of interest.



Site plan (NTS)

Existing Dwelling

The site is located directly adjacent to the Grade I listed All Saints Church and is set back behind from the main road frontage. The property is accessed via a driveway that provides vehicle and pedestrian access to the dwelling. The property consists of a two-storey dwelling with a render finish to its principle external elevations and clay tile roof. The pedestrian and vehicular access is via Church Street. The main garden and amenity spaces are to the rear of the dwelling. There are two outbuildings within the garden spaces that include a stable to the south of the dwelling and a garage and storage space to the west of the building.



Photo – rear of dwelling

The property has been subject to several extensions and alterations over its time. This includes a single storey side extension to the north of the dwelling, a conservatory to the rear east elevation and a single storey porch to the south elevation. These extensions have been poorly constructed and have a number of defects that make the buildings difficult to maintain.

Pre Application

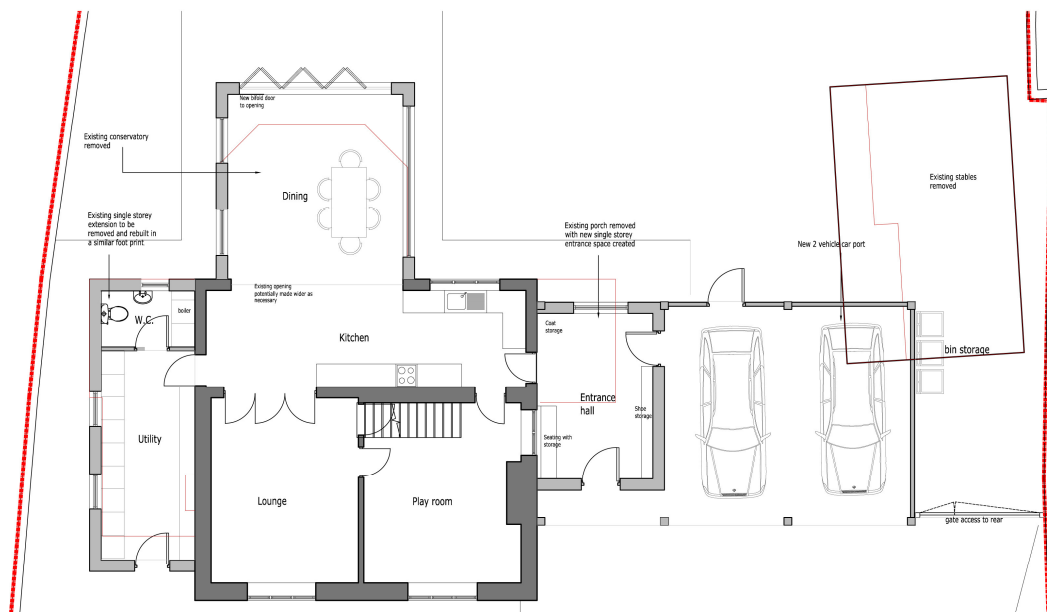
The proposal has undergone a pre application submission with modification made to the original proposal including changes to the proportions of the side car part extension, amendments to the rear extension to remove the balcony area and reduction of the overall height, and removal of the roof lights to the side utility extension. The current design accommodates all the comments during the pre-application process.

Design Proposal

The aim of the project is to retain the character of the existing house while creating a new much need additional space with a new entrance porch and connecting carport space, while making good the existing additions previously added to the dwelling.

The proposal includes the removal of the existing porch space and creating a new high quality entrance space with connecting carport and storage area. The current building form lacks focus, and the new form will create a meaningful entrance for the dwelling with the space that is much required for modern family living.

The proposal is single storey side extension which allows for a recessed entrance porch and 2no parking spaces. The building is of a simple construction to create a light weight and visually less intrusive addition. The building also helps to define the plot and assist to enclose the rear garden space.



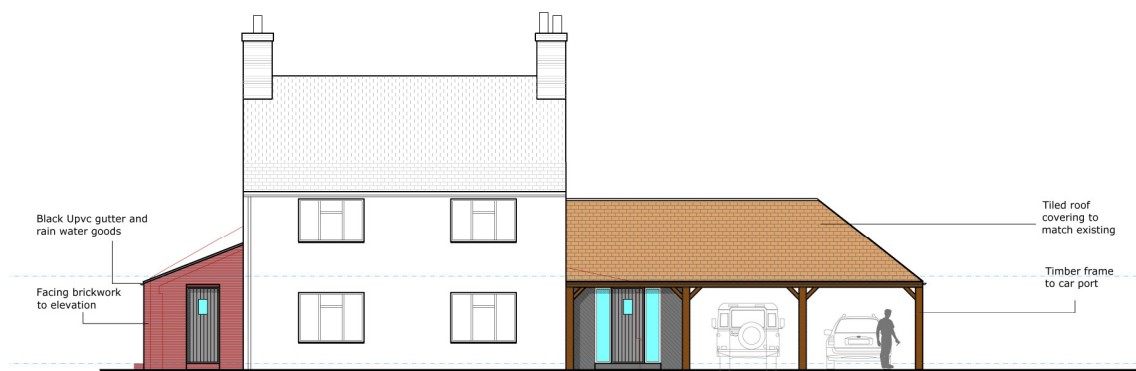
Proposed ground floor plan (NTS)

The proposal also includes the removal of the rear conservatory with a new two storey replacement structure built in a similar footprint. The ground floor space will extend into the existing kitchen and dining rooms to form a large living space that overlooks the rear garden and connects with the outside space. The upper level will extend the existing bedroom accommodation to create a master bedroom that overlooks the large rear garden.

The works also looks to reconfigure the side extension, with the removal of the poorly constructed existing space with a new single storey element built within a similar footprint.

The proposal looks to enhance the overall aesthetics of the dwelling and make good the areas of construction that are currently defective.

The proposed materials are of high quality and match the existing property. It is essential that the proposal sits comfortably within its surroundings and compliments the character of the conservation area.



Proposed front elevation (NTS)

The habitable elements of the extension consisting of the entrance porch, rear extension and side extension will be in high quality brickwork with the remaining brick elevation of the existing house rendered to match the existing elevations. The proposed carport will be a lightweight timber framed structure with a limited amount of timber cladding to enclose the rear areas.

Landscaping and Amenity

The proposal does not significantly affect the current garden to the rear of the property. The proposal sits to the rear of the property and does not look to change the current vehicular access arrangement.

Heritage impact

The aim of the project is to create a high-quality dwelling that sits comfortably within the existing street scene and enhances the conservation area. The removal of the modern elements and replacement of the side extension improves the overall aesthetics of the dwelling.

The changes made following the pre application process also minimise the overall impact by reducing the mass to the rear and altering the proportions to the car port structure to allow the additions to be more sympathetic to the existing building and surrounding area.