

Design and Access Statement



New Extension

The Grange, Newtown Lane, West Pennard BA6 8NL
Mr and Mrs Martin

1870 Rev -

1.0 Context

The Grange sits within the village of West Pennard.





The adjacent houses vary significantly in size and age, with Whitegates to the north being a substantial, large modern house. The houses opposite, on the south west side of Newtown Lane are modern houses, and those to the south east are mostly historic cottages. None of these are Listed.

The Grange sits back from Newtown Lane, separated from it by a low lias wall and hedge. The house sits within large grounds.

2.0 Amount

It is proposed to remodel the main house and introduce an attic story. In addition, it is proposed to construct a single storey extension to the south-east, along with an annexe to the north and a garden room to the south. The existing wing to the south east and the existing brick garage are proposed to be demolished.

3.0 Layout

The proposed extensions and garden room are sited to the south east of the main house, adjacent to the access lane.

4.0 Scale and Appearance

The design of the proposal has intentionally retained the prominence of the main house, with the proposed extensions replacing an existing single storey outbuilding and garage. The proposed extensions are all single storey in order not only to sit subserviently to the main house but also to offer a good connection with the garden for the occupants and also to be considerate to the neighbours. The garden room will sit within the garden, set back from the boundary a little, again to find a balance with a good connection to the garden, and sitting back from the boundary and the lane.

On plan, the proposal covers a significant square meterage however in the context of such a very large garden, and with it also being single storey and subservient to the main house, it is considered to be proportionate to the site. It is also of a scale that is similar to Whitegates, the neighbour to the north west.

The extension to the south east is intended to provide an everyday dining and sitting area for this large family. The annexe is situated so that it has close links with this extension as it is intended to be occupied by members of the extended family who travel from Australia and by virtue of the distance need to stay for extended periods.

5.0 Landscaping

The gardens are proposed to be landscaped in order to allow the house and the proposed extensions to sit well within the site.

A number of trees are proposed to be felled in order to facilitate the work. Replacement planting is proposed. This is presented in detail in the accompanying Tree Report.

6.0 Access

There is an access direct onto Newtown Lane into the front garden where a driveway used to allow for setting down at the front door. This driveway remains but has now grassed over. The access including the dropped kerb remains in situ.

There is a lane to the south east of the site which is currently the most used access.

It is proposed to adjust the access to the south west of the site so that a new access can replace the existing access from the garden onto Newtown Lane. It is proposed for cars to enter the site using the existing access along the lane, and to exit the site using the new access to the south west of the site.

Visibility is very poor to the south east when exiting the lane as is the situation at the moment. Although the visibility guidelines cannot be achieved to the north west from the proposed access, Newtown Lane is not a fast or busy road. Overall it could be said that pulling out of the proposed access would offer better visibility overall than the existing situation.

7.0 Photographs from the sales particulars (2020)



South west elevation (the two trees have now been felled)



View across the front garden towards the north west



Rear of the house from the lane entrance



Garden to the rear of the house



South east elevation of the house



Streetview showing the existing access onto Newtown Lane, looking north west



Streetview showing the existing access onto Newtown Lane, looking south east

CJ Architects LLP
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