

# Workshop at Folly Cottage Chewton Mendip

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## PURPOSE

This design and access statement is prepared in support a planning application for an ancillary building for use as a workshop at Folly Cottage, Chewton Mendip.

This statement explains the key design principles that have been used to develop details of the scheme, and should be read in conjunction with the drawings submitted as part of the application.

## POLICY

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Stroud District Local Plan (Nov 2015) is the development plan for Stroud District. Due consideration has been given to these policies, along with the National Planning Policy Framework (NPPF, 2012) when forming this applications.

The most relevant local planning policies considered for this application include:

- HC8 - Extensions to dwellings.
- ES3 - Maintaining quality of life within our environmental limits.
- ES10 - Valuing the historic environment and assets.
- ES12 - Better design of places.

Most important to consider is HC8 - Extensions to dwellings, which the proposal must meet certain criteria, these have been considered for this proposal and comply with:

- 1 - The plot size of the existing property is large enough to accommodate the outbuilding without resulting in a cramped or overdeveloped site.
- 2 - The height, scale, form and design of the outbuilding is in keeping with the scale of the original dwelling and the site's wider setting and location.
- 3 - Following construction of the outbuilding, sufficient space is available for the parking of cars, in a way that does not detract from the character and appearance of the area.

## PROPOSAL

The proposal is to erect a single storey workshop for the purpose of provide the disabled occupant with a home workshop within easy, level access from the dwelling house. The occupant of Folly cottage suffers a disability in the form of Myeloma Lathia, which he has undergone 5 procedures in the past 2 years. This illness causes degradation of the spine, meaning he finds it hard to get around. Tony currently has a workshop at Sages Farm Hay Barn just 0.5 miles away, which he used to walk to, since the escalation of his illness he has been finding it increasingly difficult to access and having to drive when he is able. The addition of a home workshop will ensure that he can continue to create and stay active within the limitations of his condition. The home workshop will be just 10 metres form his property, with level pathway for access.

The proposed ancilliary building will not be living accommodation, but will be used as a home workshop for the occupier of the dwelling. It will primarily be used a guitar making workshop, a process that makes little noise or nuisance to surrounding neignbours and will be used within regular working hours. **(ES3 - Maintaining quality of life within our environmental limits)**

It is proposed to be built within the garden of the property, in a position where there is currently just lawn. The proposed ancillary building will be constructed next to the north west boundary where Back Lane passes the property and will be accessed from Folly Cottage, via the garden. This position ensures that the occupant can easily make the journey along a level path directly from the main dwelling.

The proposed studio will not be visible from any public vantage point and will have minimal visual impact. Its impact on the surrounding buildings will be no more detrimental than any of the other studios or garages in the local area. **(ES10 - Valuing our historic environment and assests)**

## SITE CONTEXT

Chewton Mendip is a small village in the north of the district, approximately four miles from Wells and 16 miles from Bristol. The village partly lies within the Mendip Hills Area of Outstanding Natural Beauty though the site concerned lie outside Mendip Hills Area of Outstanding Natural Beauty and just outside the village development boundary. The village is well connected in terms of roads with the A39 running through it.

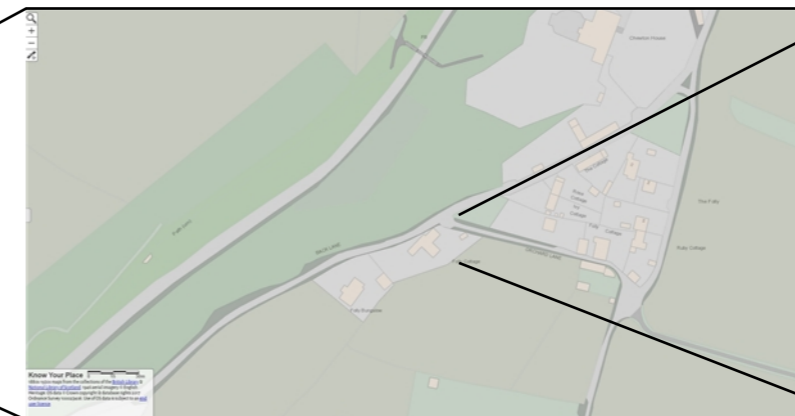
Folly Cottage is a detached dwelling situated within a small cul-de-sac off Horns Road. The surrounding streets are dominated by terraced and semi detached detached homes built at the beginning of last century. The original designs for these houses were predominantly finished in a mix of render and brickwork with roof slates.

Chewton Mendip has attracted artists and craftspeople for over a century and today we have an exceptionally rich creative arts scene. By co-locating housing, employment and associated uses close together there is an opportunity to minimise the carbon footprint of the development both by enabling the reduced use of vehicles. **(ES12- Better design of places)**

MAP1



MAP2



MAP3



## PHYSICAL CONTEXT



VIEW HEADING EAST ON BACK LANE



VIEW HEADING WEST ON BACK LANE

Below are shown some photos of the other accillary buildings in the area with there locations marked on MAP2 above to give context.

ACCILLARY BUILDING 1



ACCILLARY BUILDING 2



ACCILLARY BUILDING 3



ACCILLARY BUILDING 4



ACCILLARY BUILDING 5



ACCILLARY BUILDING 6



## DESIGN

Many of the homes nearby have undergone alterations and adaptation since construction. The addition of ancillary buildings erected to provide extra living/work space are prevalent amongst neighbouring properties. There is little uniformity in the materials that have been, though in terms of building style, different varieties of pitched roof have been adopted. For the proposed building a pitched roof was considered, though it was concluded that a flat roof would have less impact when combined with timber clad walls.

The outbuilding is simple and refined in its massing, a rectilinear form, with flat roof ensures that the building is not overwhelming in its location. The scale of the proposed building is in consideration of the adjacent, the timber cladding appearing 'lighter' in nature to that of the other surrounding buildings and blending in amongst the surrounding trees both in the garden and the woodland on the other side of Back lane. The location of the workshop within the garden ensures that the landscaping and trees can be left unaffected ensuring the workshop instantly beds into its environment. The proposed building will have a height of 3m of uninterrupted vertical timber cladding behind the existing boundary hedge. The minimal form of the building glimpsed from the road and neighbour Folly Bungalow will have the impression of timber boundary fencing, which can be seen throughout the neighbourhood

The total area of the site is 1125m<sup>2</sup>. The total area of building (150m<sup>2</sup>) including the proposed ancillary building (40m<sup>2</sup>) is 190m<sup>2</sup>, which is less than 20% of the plot area. The main amenity space for the dwelling (the garden) will not be negatively affected. The proposed workshop will have a direct connection with the garden, creating an enjoyable and comfortable space in which to work. (**HCS** - Extensions to dwellings)

The proposed building will not lead to the loss of daylight or sunlight to the neighbours and the proposed building wont be overbearing. The high level windows on the west elevation give views to the sky, ensuring to maximise daylight and privacy.

## ACCESS

The existing vehicular and pedestrian access to the property will not be affected by the proposed workshop. The existing private access path to the side will be retained to access the properties and front gardens of 90 & 91 Horns Road. The new glazing of the ancillary building will be fitted with secure locking devices and the high level fixed glazing will ensure privacy.