

## DESIGN & ACCESS STATEMENT: INCORPORATING HERITAGE STATEMENT

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To Accompany a Householder Planning Application for the erection of a Garden Structure and associated landscaping.

***3 COURT PARK***

***BUTLEIGH, SOMERSET***

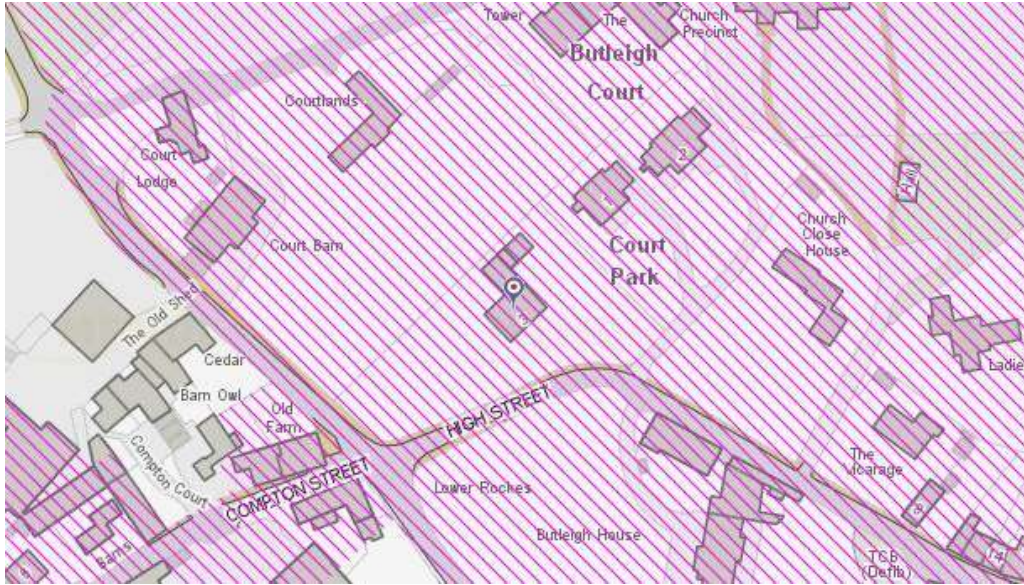
***BA6 8SU***

**Prepared for:**

**MR & MRS R. BLAKE**

## 1. INTRODUCTION

Hill Reading Architects have been commissioned by the applicant to submit a householder planning application for the erection of a single storey external garden structure, with associated landscaping. The development is not a listed building, but is located within a conservation area as defined by the Somerset Council (shown on the map below).



**Conservation Area in which the proposal lies as provided by Mendip District (Somerset) Council.**

Image Sourced: <https://maps.mendip.gov.uk/>

The dwelling also has a Grade II listed wall along its southern boundary. The image overleaf describes its location.

Details below (Sourced: <https://historicengland.org.uk/listing/the-list/list-entry/1345077>);

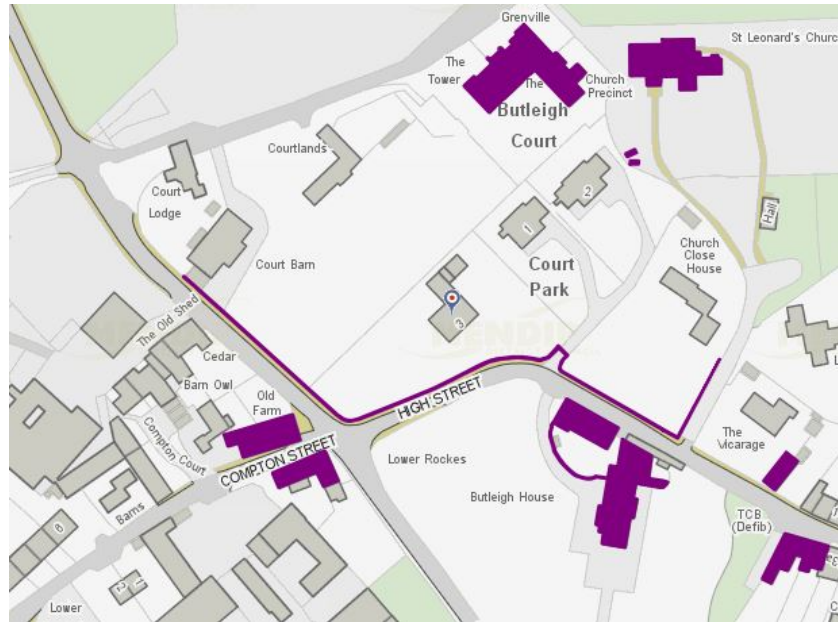
BUTLEIGH CP CHURCH PATH (West side) ST53SW

11/6 Wall along west side of Church 17/6 Path north side of High Street and east side of Sub Road (previously listed as Boundary wall to original park of Butleigh Court) 4.4.74

GV II Wall. Mid C19. Coursed and squared lias section to Church Path approx. 2 metres high, dressed coping, extends 36 metres. Radiused corner to High Street, continuing in conforming style for approx. 145 metres, some dressed coping, some rubble coping; entrance with radiused walling of lower height terminating in piers; section towards junction with Sub Road rasped up to 3 metres high. Radiused corner to Sub Road, and continuous in conforming style, extends for 100 metres, rubble coping. An important feature in the local landscape.

Listing NGR: ST5188533792

# Hill.Reading Architects



**Listed wall location as provided by Mendip District Council.**

*Image Sourced: <https://maps.mendip.gov.uk/>*

Additionally, a tree protection order extends along the southern boundary, please refer to the image below.



**TPO location as provided by Mendip District Council.**

*Image Sourced: <https://maps.mendip.gov.uk/>*

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## 2. JUSTIFICATION AND DESIGN CONCEPT

The proposed structure within the garden has been considered in regard to its positioning and scale to mitigate and nullify impact to the adjacent statutory restrictions, namely the listed wall along the southern boundary and the tree protection orders.

The structure will be positioned along the North/ North-West boundary and maximise the use of the large host garden. Sunlight to the south will be prevalent. The siting will be outside of the *TPO* 'zoning' and therefore of no impact to these important, identified trees. A tree survey and report was undertaken for a previous application (Ref: 2021/1103/HSE) at this site in 2021 for an extension in closer proximity to the *TPO*. Given that this previous application was approved, we argue that there will be no impact to the trees in question.

The garden structure will use materials that either match, or complement the existing dwelling and local conservation area. The roof will be plain tiles to match the host dwelling, with a small section of metal (standing seam) roof to the rear to accommodate a lower pitch. The walls will mix timber cladding with natural stone externally.

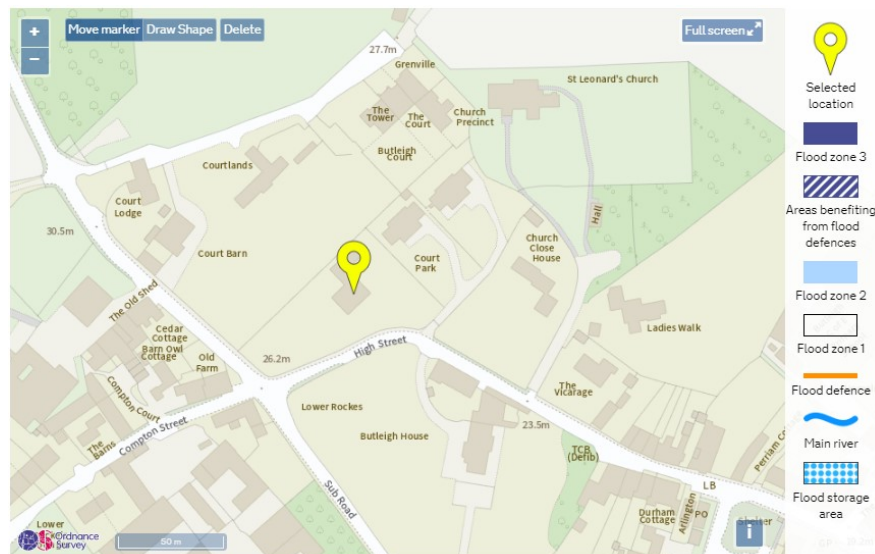
## 3. ASSESSMENT OF SIGNIFICANCE

The existing dwelling has traditional styling, uses traditional materials and has a formal frontage which is complimentary to the local conservation area assets.

The aforementioned listed wall along the southern boundary is of significance as described by heritage England and must be retained and considered.

## 4. FLOOD RISK ASSESSMENT

The proposal is located within Flood Zone 1 (as shown in the flooding map below); therefore, a flood risk assessment is not required.



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## 5. CONCLUSION

The works within the curtilage of the existing dwelling have been highly considered to either match, or complement the existing dwelling.

The outbuilding will not damage or impact upon adjacent protected trees or the listed boundary wall, whilst also providing suitable amenity for the host dwelling. Its use of materials, scale and positioning will be in keeping with the look and feel of the host dwelling and wider area.