

## Design and Access Statement

**Proposal:** Single storey side extension with lean-to roof to the west elevation of Old Worthy, Ford lane, Pilton, Somerset, BA4 4BT for Mr and Mrs Butler.

Old Worthy has been developed and extended many times from the original blue lias stone constructed 2 storey cottage/farmhouse. In the late 1970s/ early 1980s a staggered 2 storey modern block and painted rendered wing was built to the west end of the cottage. A new porch and garden room was added to the south elevation of the original cottage in 2003. Old Worthy is cut into the slope of the valley with extensive sloping mature gardens. With 2 access driveways, one to the North and one to the South; the southern one has a detached garage that was built in the 1990s. The boundaries are lined with trees and bushes making it quite secluded to the East, South and West and only slightly more exposed to the North across the valley.

**Proposed use:** The new extension will be divided into two parts, a secure garden store for lawn mowers, tools and equipment, and an open ended wood store to dry and store logs and timber.

**Location and Amount :** The proposed new 3.25 wide by 5m deep lean-to extension will be located on an existing gravel hardstanding area at the west end of Old Worthy. It will require no further expansion of the cutting into the natural slope of the ground. This position will allow for it to be screened from all directions by existing planting; and also the original cutting into the natural slope of the land to build the 1970s extension.

**Appearance and Scale:** The design brief for extension was that it should complement the existing whilst still looking like an extension. The pitched lean-to roof will also have the added benefit of breaking up the featureless expanse of the west elevation gable end. To that effect the walls will be constructed of concrete blocks which are rendered and painted to match existing, They will be set back 450mm from the North and 300mm from the south elevation. The roof will be covered with red clay double roman tiles, and overhang the walls by 150mm on all sides. The roof will abut the gable end at approximately mid point level of the first floor windows. The window and double door access to the garden store will complement existing.

**Access:** Access will be by existing gravel paths and driveway, and a concrete ramp will be provided to the garden store entry for ease of access with a ride on mower, there will be no access from within Old Worthy.

**Landscaping:** Existing blue lias stone retaining walls will be extended and new steps built to access the garden bank to the south and west. The extension will not require any further cutting into the natural slope of the land to the west but a reshaping of the existing bank to build the retaining wall. This will allow for a wide path of 1.5m, which in itself will allow for rainwater harvesting butts on the western elevation. There will be no additional cutting in or excavation required to the south.

Existing trees on the southern bank from the path to the end of the western section will be removed. This includes 2 evergreens which have become too large in relation to their proximity to the house, 3 small apple trees, Walnut sapling and a Hawthorn that is showing signs of disease. They will be replaced by small deciduous trees that will offer shading in the summer and not reduce light levels in the winter. Further new planting will also be provided to add additional screening and interest to the south and west banks of the slope.

Some of the shrubs and small trees the applicants wish to plant: Magnolia stellata, Cercidiphyllum japonicum, Viburnum opulus, Deutzia gracilis, Tamarix tetrandra, Roses and hellebores and ferns for ground cover.

**Heritage statement:** Old Worthy sits within the Pilton Conservation Area. The Conservation Area was first designated in 1977. From the March 2014 Conservation Area Appraisal it is within Area 3 of the Character Appraisal. This Area is characterised by 'small clusters of detached buildings separated by large areas of open space with views of the countryside', as defined by the character appraisal section.

Old Worthy is not a Listed Building nor are the immediate neighbouring properties..

It is presumed that Old Worthy and its immediate surroundings were the original site of a farm that eventually moved further out of the village to expand. The date of the original building cannot be established due to a succession of additions and alterations over the years. The deeds go back no further than the mid-19th century. It can reasonably be assumed to have been a working farmhouse for the earlier part of its existence until becoming a dwelling house during the 20th century. As a farmhouse it would almost certainly possess some ancillary barns or other buildings of which there are little or no traces. It remains surrounded by gardens on all sides, screened by boundary trees, hedges and shrubs and from Ford Lane by the rise of the land.

The proposals impact on the Conservation Area should be minimal, due to the location on a previously excavated area, the use of matching materials, scale, appearance and new and existing screening. The proposal should soften visually the harsh existing featureless gable end to which it abuts.

12/3/2023