

SADDLESTONES
THE VILLAGE
LITTLETON-UPON-SEVERN
BRISTOL

DESIGN STATEMENT

EXTENSION AND RE-MODELLING OF
SADDLESTONES



DECEMBER 2021
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This statement has been prepared in accordance with the guidance set out for Design Access Statements.

Illustrations, photographs and plans have been produced by the applicant or agent.

1. USE AND CONTEXT

- 1.1 Saddlestones is a domestic dwelling built in 1980 and is part of a group of properties facing onto a courtyard in front of Lynch Farm farmhouse. The Alexandra Trust owns the farm and the buildings on the farm, the trustees occupy the houses on the farm.
- 1.2 The applicant proposes to extend the north and west side of the property to provide a Family room, Kitchen, Utility areas and Master Bedroom Suite. The new ground floor rooms will provide a multifunctional space with a wide sliding screen onto the south facing patio area.
- 1.3 The site area is 9860m², it is approximately 140m wide (east west) and 110m (north south). The area around the properties is relatively flat.
- 1.4 The boundary to the south adjoins Salmon Lodge a dormer bungalow, to the east is the main road through the village with bungalows two storey dwellings facing the road, finished in a variety of materials, to the north is a two storey dwelling (late 20century) finished in random rubble and pebble dash and to the west is pastureland. The road is surface in tarmac with grass verges and a pavement on one side. There are stone walls along the boundary with the road. The boundary treatments will not be affected by the extension.



Entrance to site from the road through the village

- 1.5 There are four properties facing onto a shared courtyard forming Lynch Farm, one is the Grade II Listed farmhouse. The courtyard is finished in brick paviours.
- 1.6 There is a small wooded area in the west of the site well away from the extended property.

- 1.7 The site boundary is around 9m from the end gable wall of Saddlestones.



Existing northeast facade

2. AMOUNT AND SCALE

- 2.1 The extension is designed to provide an open plan room for use as a kitchen, dining room and family room, with utility rooms off so that boots and wet coats etc can be stored outside the kitchen area.
- 2.2 On the first floor there is a master bedroom suite within the extension consisting of a double bedroom adjoining dressing area and ensuite bath/shower room. The first floor will be remodelled to provide two further double bedrooms one with an ensuite, a single bedroom and family shower room. The extension will provide an additional 91m² of floor space.
- 2.3 The extension is designed in a traditional domestic scale with a range of openings corresponding in size to the internal uses and similar to the current window sizes.
- 2.4 The proposed sliding screen in the dining room will open the inside space onto the outside patio and it can be finished with a flush threshold to provide a un-impeded transition between the inside and outside.
- 2.5 The overall scale of the building will maintain its' domestic scale.
- 2.6 The rear extension is 4.25m deep so that it remains subservient to the original building and will have no affect on the neighbouring properties.

3. LAYOUT

- 3.1 The original layout was cellular with rooms opening off the hallway or landing or accessed through each other.
- 3.2 The new layout is more open plan on the ground floor in keeping with contemporary lifestyles. The 'dirty' areas are wrapped around the north side of the plan so that they are accessible both from the inside and directly from the outside. The WC, shower and laundry can be accessed from the back door so that people coming home dirty can change before they come into the house.
- 3.3 On the first floor the room layout has been adjusted so that the two bedrooms that don't have ensuite facilities have close access to the family shower room.
- 3.4 New windows have been added at the top and bottom of the stairs so that it is naturally lit and ventilated.
- 3.5 The extension has been added to the north and west sides of the building away from the Listed Farmhouse so that the extension does not detract from the appearance of the Listed Building. The extension won't be seen from the Farmhouse.



View of Saddlestones from the Farm house dormer windows

4. LANDSCAPING

- 4.1 The existing gardens at the front of the property will be unaffected by the extension, retaining the parking areas, shrubbery and trees.
- 4.2 The existing lean to conservatory / greenhouse will be removed and the area immediately behind the house to the south west will be paved as an outside eating area.
- 4.3 There is an existing wood to the west of the property will be retained as a wind break and ecology area.
- 4.4 The existing hedges and shrubs will be retained preserving habitat and foraging for any birds, bats and insects in the area.



Saddlestones viewed from outside the Farmhouse.



Existing conservatory / greenhouse to be removed.

5. APPEARANCE

- 5.1 The original building has a traditional appearance with stone facing and pantile roof. It is proposed that the extension walls will be finished in self coloured render so that it doesn't compete with the existing with stone quoin stones. This matches other houses in the village and the stone quoins will tie in the appearance with the existing stone face, whilst the self-coloured render will ensure that the extension does not blend with the existing, it will be read as an extension. The existing gable roof will step down on the extension and the west extension will be the same pitch as the existing but will step down and back 300mm from the existing, maintaining the dominance of the original building.
- 5.2 The existing windows are of a domestic scale and are generally square or landscape in format, the extension will match the existing.
- 5.3 The main entrance is central to the front elevation with a small projecting porch. The side extension is recessed 300mm back from the front wall and faced in render so that the original symmetrical façade is preserved.
- 5.4 The original west façade is sand cement render finish and this will be refinished in a self-coloured render to match the extension.
- 5.5 The deep plan over kitchen extension will be enclosed under a catslide roof where the proposed ridge is lower than the existing so that the original gable width remains dominant.



Front entrance

6. ENVIROMENTAL SUSTAINABILITY

- 6.1 Extending the existing building will provide a sustainable approach to improving the existing dwelling. It will provide a modern up to date property with the minimum of materials and disruption to the environment. Where possible the thermal efficiency of the current building will be brought up to current or better than Building Regulations standards. The new building will be built to current or better than Building Regulations standards and this will reduce the heat loss on the north and west side of the building.
- 6.2 Wherever possible the habitable rooms will be naturally lit and ventilated. Larger rooms will have openings on two faces to create cross ventilation. There will be polyurethane faced rooflights above the kitchen island so that this area can be naturally lit and ventilated.
- 6.3 The heating system will be extended and enhanced to provide heating for the existing building and the extension. The existing fireplace will be replaced with a high efficiency log burner with a second two faced unit in the Family Room / Dining Room to heat the family open plan room.
- 6.4 The wet areas will be mechanically ventilated to control air movement and reduce condensation. New windows and doors will be draught stripped to reduce air infiltration, but also have secure night vents so that the rooms can be ventilated around the clock..

- 6.5 The staircase, hall and landing will have additional windows so that they are naturally lit and ventilated.
- 6.6 The use of a factory built off site components will reduce construction waste and most of the building materials brought on site will be of a dry measurable state e.g., studwork, insulation, plasterboard, etc and therefore waste can be kept to a minimum.
- 6.7 The permeable surfaces and on site soakaways will ensure that rainwater is discharged within the site and not drained onto adjacent surfaces or added to the surface water drainage in the area.

7. ECOLOGY

- 7.1 The existing building is of a modern construction and therefore doesn't provide any typical roosts for bats etc and therefore none will be affected by the extension. Existing hedges will be retained around the boundaries.
- 7.2 New external lighting will be provided around the rear patio area facing down into the area to limit the light pollution.
- 7.4 The extension is not built in an area affected by flooding.

FLOOD RISK ASSESSMENT MAPS



Surface Water Flood Risk Assessment - Very Low Risk – Gov.uk. Environment Agency



River and Coastal Flood Risk Assessment – Very Low Risk – Gov.uk Environment Agency