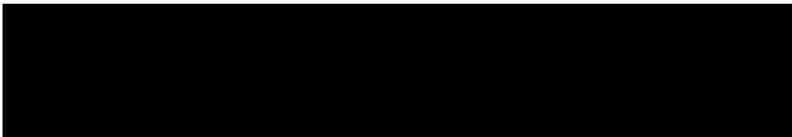


Roger L Hammond

Architectural Designer

Tawny,
8 Great Meadow,
Dulverton,
Somerset,
TA22 9DT.



022/11

Planning Statement

Supporting Planning Application and Listed Building Consent Application

For works to 14 Brook Street, Bampton

Scope of application

Replacement of downpipe and guttering to street elevation in cast iron.
Replacement of downpipes and guttering to rear elevation in cast iron
Removal of existing lime render to street elevation and replacement with new.
Removal of existing windows to rear elevation and replacement with new double glazed painted timber windows.
Demolition of existing non original rear porch
Installation of new painted timber double glazed doors to dining room

Visual appearance

The existing rear porch to be demolished is non original and detracts from the appearance of the listed building.

It is proposed that the existing lime render to the street elevation is removed due to its poor condition and that it is replaced with new lime render blended into the lime render to the adjacent properties rather than piecemeal repairs which would not achieve a suitable finish.

The proposed cast iron rain water guttering and downpipes will match the profile of the existing.

The proposed new double glazed windows to the rear elevation will match the pattern of those to the adjacent properties.

The proposed new double glazed doors to the rear elevation will match the pattern of those to the adjacent properties.

Reports

Wildlife Survey and Report

The proposed demolition of the existing rear porch will not have any effect on wildlife as there is no evidence of roosting bats or nesting birds.

Flood Risk Assessment

The property is in Flood Zone 1, refer to attached flood risk assessment, however there are now works proposed to the property which would increase the flood risk to the property.

Foul Sewerage Assessment

There are no proposed foul water sewerage works

Lighting

There is no external lighting in this proposal.

Photographs

Photographs of the existing site are included in the planning documentation.

Sustainability and Renewable Energy Statement

Sustainable building techniques and materials are proposed to minimise energy use and waste.

Tree Survey/ Arboricultural Implications

Not applicable