



Heritage Impact Assessment and Design & Access Statement

proposed extension at
Karian, Trent Lane, Besthorpe

August 2023



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Introduction

This document has been prepared to support the planning application for extensions to a 1970's bungalow in Besthorpe.

Site appraisal

The application site is a large secluded rural plot located on a private shared drive off of Trent Lane, within the Besthorpe Conservation Area. The existing bungalow and detached garage are located to the east of the plot with extensive gardens to the west leading down to The Fleet. The bungalow has previously been extended to the rear with a poor quality flat roofed addition which is proposed to be replaced as part of the works.

The surrounding properties which share the private driveway are all bungalows, most of which have had various extensions over the years.

Site proposal

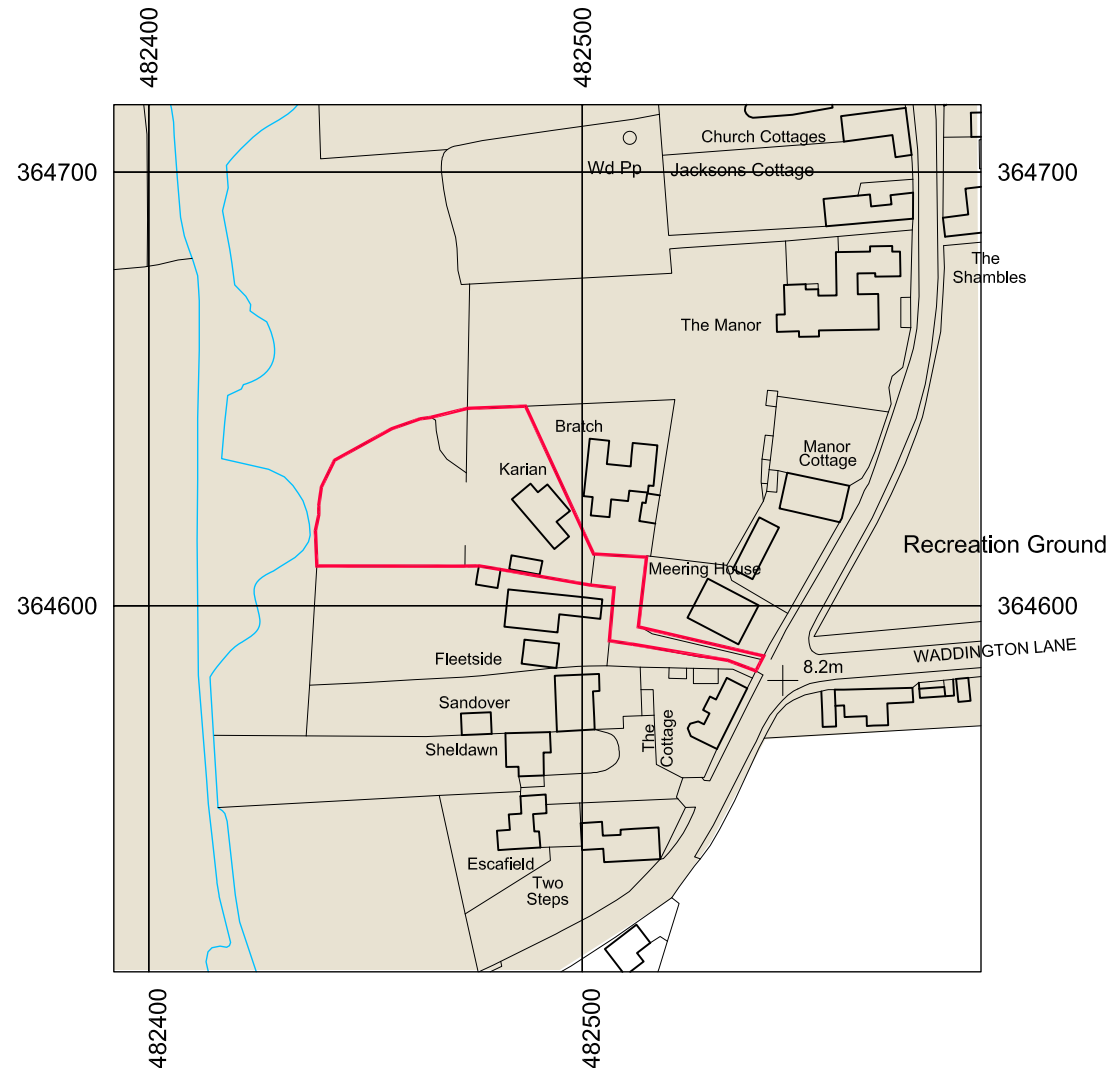
The applicant would like to adapt and extend the dated 1970's bungalow to vastly improve the thermal performance to create a sustainable home for their retirement. The proposals include a replacement single storey rear extension to create an open plan living space with a much improved connection to the garden, a small single storey side extension to create a master bedroom dressing area and a replacement detached garage and garden room. The existing building is to be wrapped in external insulation and clad in primarily brick with some timber effect cladding.



existing site plan

Karian is situated within a large and beautiful plot with views out over The Fleet and fields to the west. The original 1970's three bed bungalow remains largely unaltered with the exception of a small single storey extension to the rear.

The bungalow is very secluded, being accessed along a private driveway. Access is provided via a driveway to the east of the plot, in front of the existing detached garage.



 denotes conservation area

site - context

01.
The existing Bungalow is tucked away alongside neighbouring bungalows, accessed via a shared private driveway off of Trent Lane. The property is not visible until you arrive at the end of the driveway.

01.



02.
The existing bungalow is set quite far back in the plot and is screened on approach by the neighbouring property. The property has a driveway leading to a detached garage and the entrance is tucked away to the right of the front gable. The existing bungalow contributes very little to the area.

02.



site - context

03. The rear elevation includes an existing single storey extension of relatively poor quality which is to be replaced as part of the proposals. There is a small area of patio at the bungalow level with steps down to the rest of the extensive garden which slopes down towards The Fleet.

03.



04. The bungalow benefits from an extensive west-facing garden to the rear with views beyond over The Fleet and neighbouring fields.

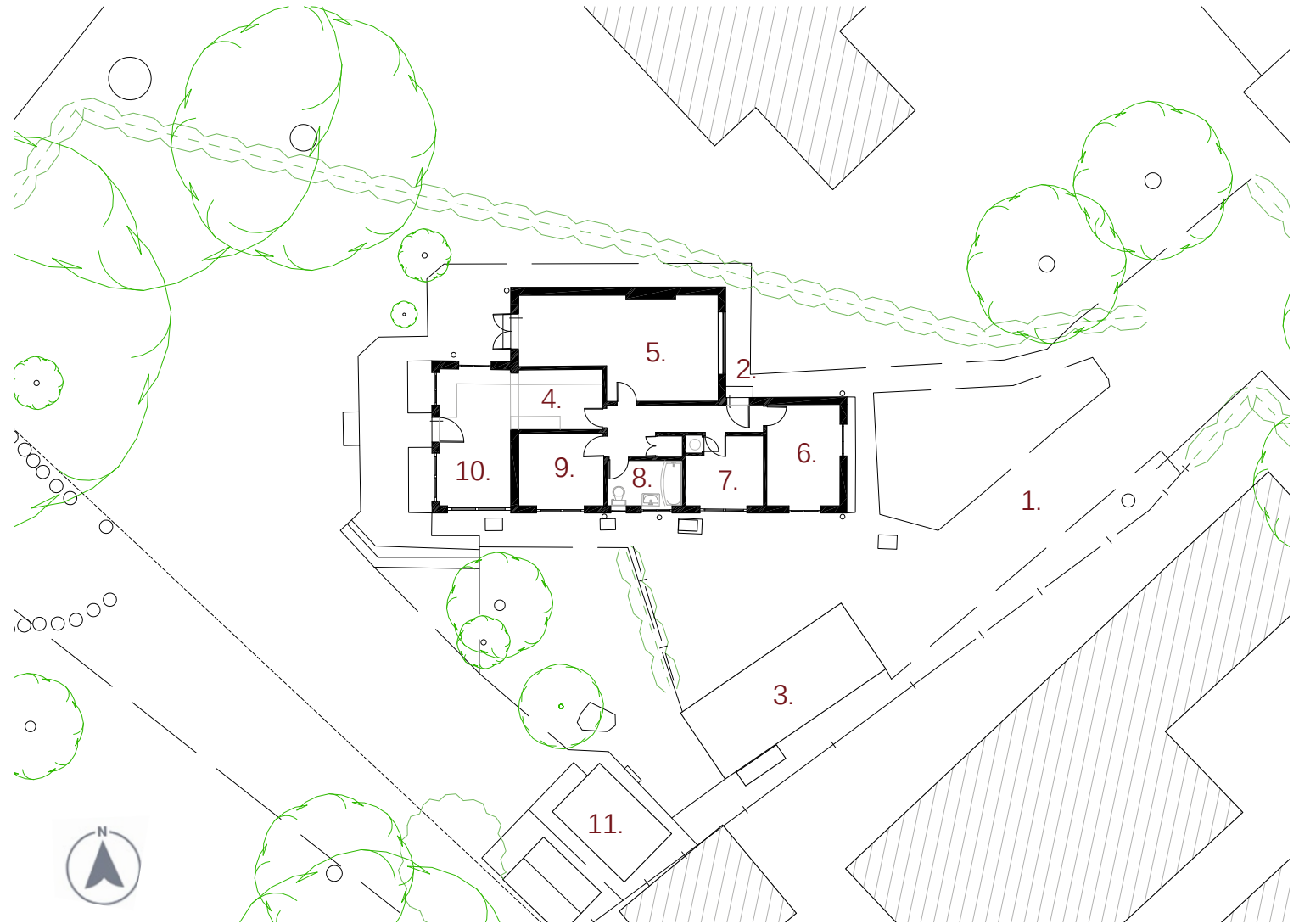
04.



existing floor plan

key:

- 1. driveway & parking area
- 2. entrance
- 3. garage
- 4. kitchen
- 5. lounge
- 6. bedroom #1
- 7. bedroom #2
- 8. bathroom
- 9. bedroom #3
- 10. dining
- 11. existing sheds



proposed site plan

key:

1. existing detached garage replaced, set back further within the plot and widened to allow access for a vehicle
2. entrance relocated to front elevation
3. side extension creates dressing area for new master bedroom
4. existing rear extension replaced to create open plan living spaces with improved connection to garden
5. existing sheds replaced with garden room
6. new terrace area



thermal performance & sustainability

A key part of the brief for the project is to improve the building fabric which currently offers poor thermal performance.

- The proposal includes wrapping the existing building in external insulation which will then be clad in brick and cladding.
- All existing windows will be removed and replaced with higher performing glazing. Slimmer frames will also maximise natural light and views out.
- It is intended to replace the existing oil fired central heating system with a heat pump.
- PV's installed on the garage will make the most of the south-facing aspect.
- A brise soleil/canopy will minimise unwanted solar gains in the summer months.



proposal: 3d views



The proposals include relocating the entrance to the front gable to provide a more legible entrance and lobby on arrival.

proposal: 3d views



The proposals provide a more attractive frontage and legible entrance. The replacement garage is set back further, creating a greater sense of openness on arrival.

proposal: 3d views



The replacement rear extension features a mono-pitch roof, elevating towards the views over The Fleet and neighbouring fields. New sliding doors improve the connection with the garden and a brise soleil canopy prevents overheating.