

**LAMYATT LODGE**

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CONCEPT | **EIGHT** ARCHITECTS

LAMYATT LODGE, LAMYATT,  
SHEPTON MALLET, BA4 6NP

DESIGN AND ACCESS STATEMENT

SEPTEMBER 2023

#### REVISION LOG

| REV | COMMENTS            | REVISED BY | DATE       | CHECKED | APPROVED |
|-----|---------------------|------------|------------|---------|----------|
| I   | Issued for planning | RS         | 06.09.2023 | LO      | MC       |

#### NOTES

- To be read in conjunction with all the planning drawings
- To be read in conjunction with all the local authority planning guidance notes and policy documents
- This pack is intended to be printed at A3 paper size and all scales shown are at A3

#### ABOUT THIS REPORT

In preparing this report we have taken all care to ensure there are no errors or discrepancies in the information contained. In the event that errors are found or you require additional copies; please contact Concept Eight Architects at the address below.

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▲ Bird's eye view from the south

*Image taken from: [www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)*



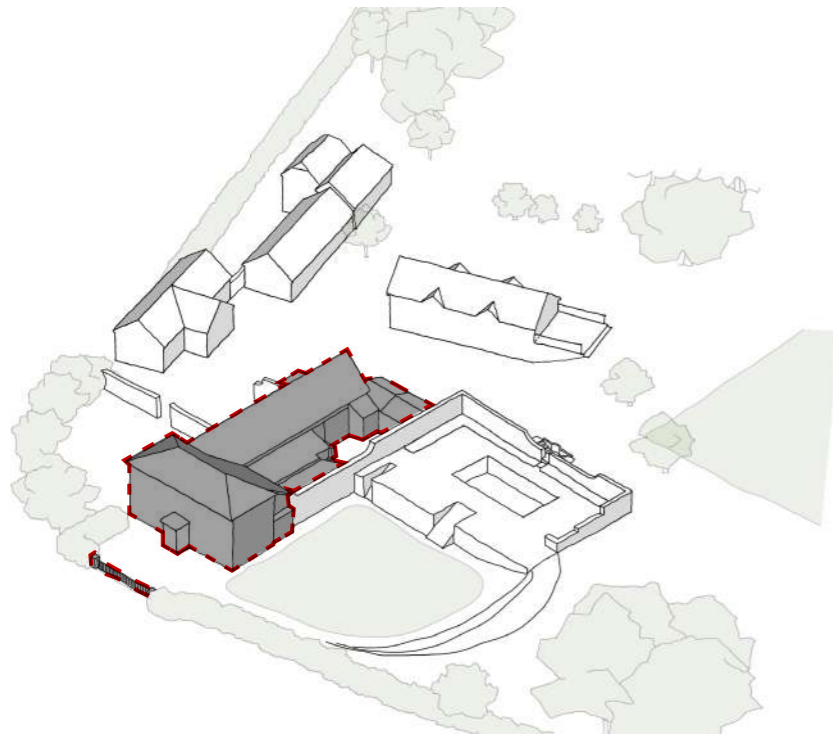
▲ Approach to the main house from main vehicular entrance to the north

*Image taken from: [www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)*



▲ View towards Lamyatt Village to the south

*Image taken from: [www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)*



▲  
3D diagram of existing site structures

## I. INTRODUCTION

Lamyatt Lodge is an extensive estate situated near Lamyatt, Somerset, encompassing a main dwelling, outbuildings, gardens, and agricultural land.

The main house is comprised of an 18th century original farm house and a 19th century Georgian addition, forming an L-shaped configuration. A feature external wall encloses a courtyard which has been filled with low quality infill structures over the years.

Having recently purchased the property, our client's primary objectives are to restore the identity of the heritage assets and enhance the internal layout, configuration and materials of the existing building, whilst bringing it up to modern living standards.

Concept Eight Architects were appointed by the client, seeking a sensitive and design led approach for the proposal. Vital to this process is a clear understanding of the existing heritage assets, and in contrast - what is considered harmful. Bidwells were appointed as heritage consultants to provide a detailed heritage assessment and work alongside Concept Eight Architects to arrive at a proposal which considers modern sensibilities while enhancing the heritage assets.

### DESIGN TEAM:

Architect - Concept Eight Architects  
 Planning Consultant - Bidwells  
 Heritage Consultant - Bidwells  
 Structural Engineer - Justin Gathercole Structural Design  
 Ecologist - Arbtech

## 2. PROJECT BACKGROUND

This proposal follows on from pre-application proposal, submitted in March 2023, seeking guidance on the acceptability of various alterations proposed for a comprehensive site-wide improvement strategy. This encompassed interventions to all buildings and external works. We are yet to receive formal feedback from the Local Planning Authority as of September 2023.

Taking the verbal feedback into account from the pre-application site meeting with the Conservation Officer, the design team have evaluated the different components of the previously proposed scheme, and the decision has been made to split the applications to prioritise restoration of the main house (this application) and if approved, allow for phased implementation on site.

The subsequent stages / planning applications will be informed by the formal feedback we anticipate receiving from the council.

This planning application focuses on the main dwelling and aims to preserve its historical identity while enhancing its functionality. The proposal involves minor demolition work to the existing, low quality, modern infill extensions. They will be replaced by a contemporary open-plan orangery featuring a glass atrium, facilitating an improved connection between the existing areas within the dwelling.

The primary goal of this proposal is to respect and enhance the unique character of the dwelling as a whole, which includes which includes an 18th-century original farm house and a 19th-century Georgian addition. By carefully integrating the new open-plan space, the historical significance and architectural integrity of both the original farm house and the Georgian addition will be retained and enhanced.

### 3. SITE, LOCATION AND CONTEXT

#### 3.1 DESCRIPTION

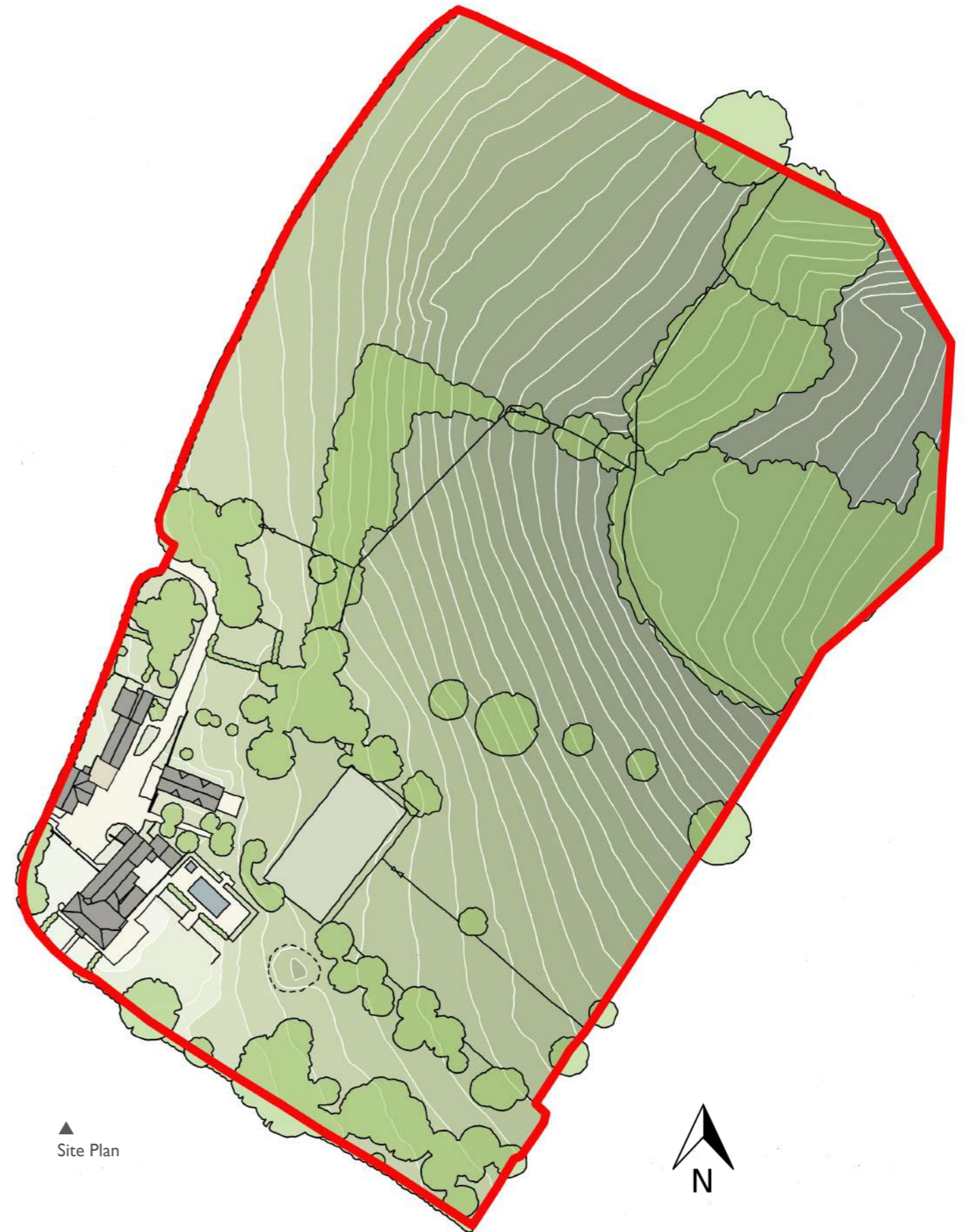
The Lamyatt Lodge Estate is an extensive 9.7 acre plot situated to the north-east of the village of Lamyatt. The Lodge itself, along with its three outhouses, is situated in the southwest corner of the estate. The land gently slopes from this point towards its highest elevation in the north-east corner, where a dense forested area known as The Glade can be found.

The property is located between the Mendip Hills AONB to the Northwest and Cranborne Chase AONB to the South-East. Its elevated and remote position offers sweeping panoramic views of the surrounding farmland.

The site falls within the Mendip district of Somerset Council. It is not located within a conservation area, and there are currently no tree protection orders listed for the site. The principal dwelling as well as the roadside railings are Grade II listed heritage assets.



Location Plan



Site Plan

### 3.2 EXISTING SITE & BUILDINGS

The site encompasses four distinct groups of buildings, consisting of the main house and its outbuildings. The main house and front railings are both Grade II Listed and the surrounding buildings are within the curtilage of the main house and therefore considered to be part of the building's listing.

#### The house

The main house has taken shape in an L-shaped configuration, consisting of an 18th century original rubble stone farm house and a 19th century Georgian addition. These buildings are bound and connected by a historic brick wall that encloses a courtyard to the rear. The wall continues its course into the garden, formerly enclosing the domestic garden and now surrounding a raised outdoor pool deck. Over time, low quality infill structure have been added to the courtyard, without proper consideration to preserving the historic building fabric, negatively impacting the unique character of the heritage assets.

#### The outbuildings

Three outbuildings just to the north of the house form an arrival court:

- The barn
- The cottage and stables
- The cart shed

The barn provides a garage space at ground floor level with a function room and kitchen on the first floor. This floor opens onto a terrace on the upper lawns and benefits from views across the landscape to the west. The west elevation of the barn has been altered over the years and is of a poor quality.

The cottage currently provides guest accommodation for the private use of the owner. The adjoining stables have not been in use for some time. The original open-sided character of the stables has at some time been enclosed with a modern, coursed-laid stone at odds with the historic fabric of uncoursed random rubble found on the rear walls, cottage and barn buildings.

Likewise, the cart shed is presently used for storage and has been modified from its original form. The roof has been raised, and a new front elevation of coursed-squared stone has been added.

#### Site components reference

- 1 - Main house (original farm building)
- 2 - Main house (Georgian extension)
- 3 - Main house (courtyard infill)
- 4 - The barn
- 5 - The cottage & stables
- 6 - The cart shed
- 7 - Decorative railings



▲ Site Plan

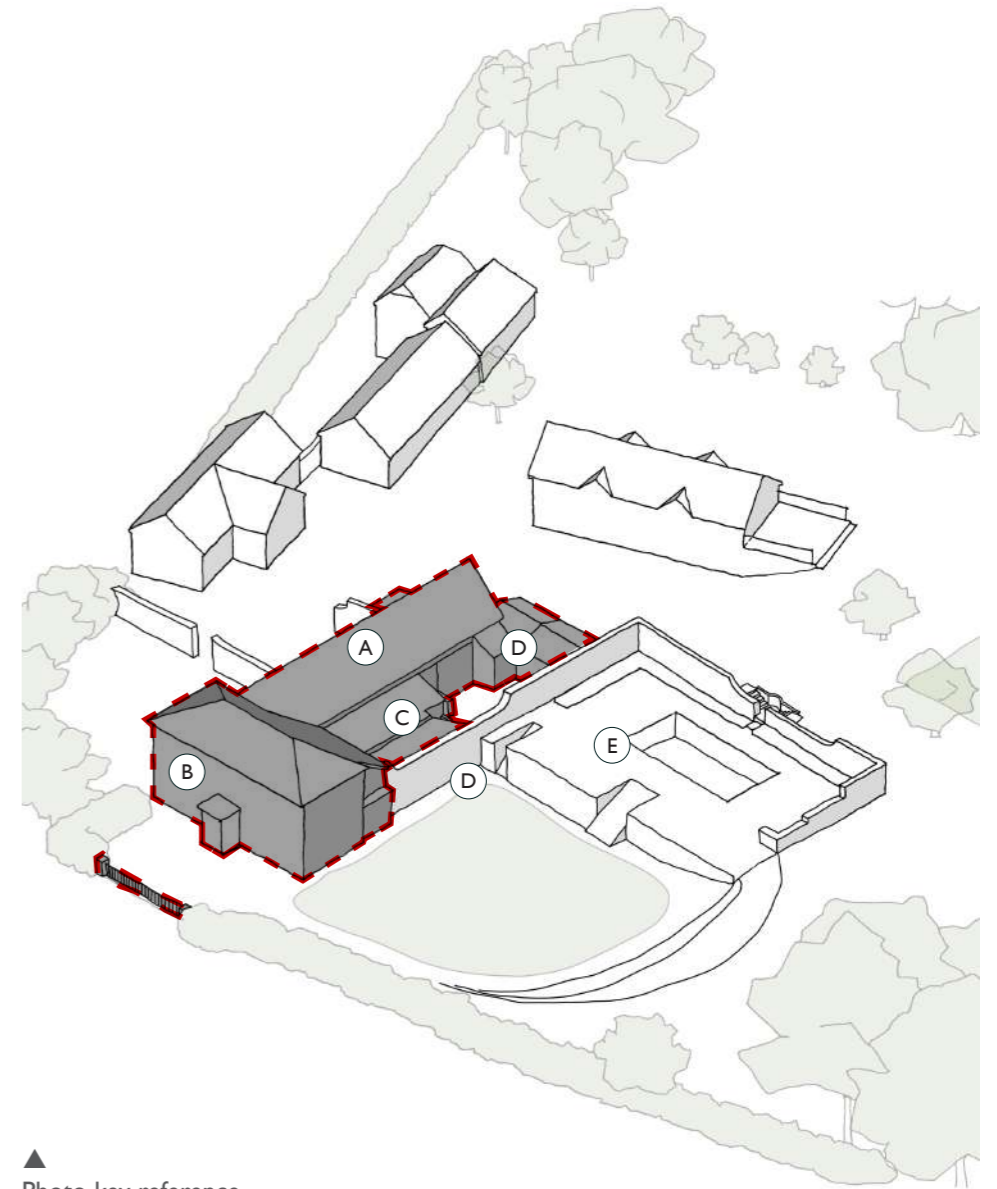
Principal elements described in the entry in listed building register.  
However, all structures within the curtilage of the listed building are considered to be included in the listing.

### 3.3 SITE PHOTOGRAPHS - MAIN HOUSE

A - Original farm house



B - Georgian extension



▲ Photo key reference

C - Courtyard infill



D - Courtyard



E - Courtyard wall & swimming pool



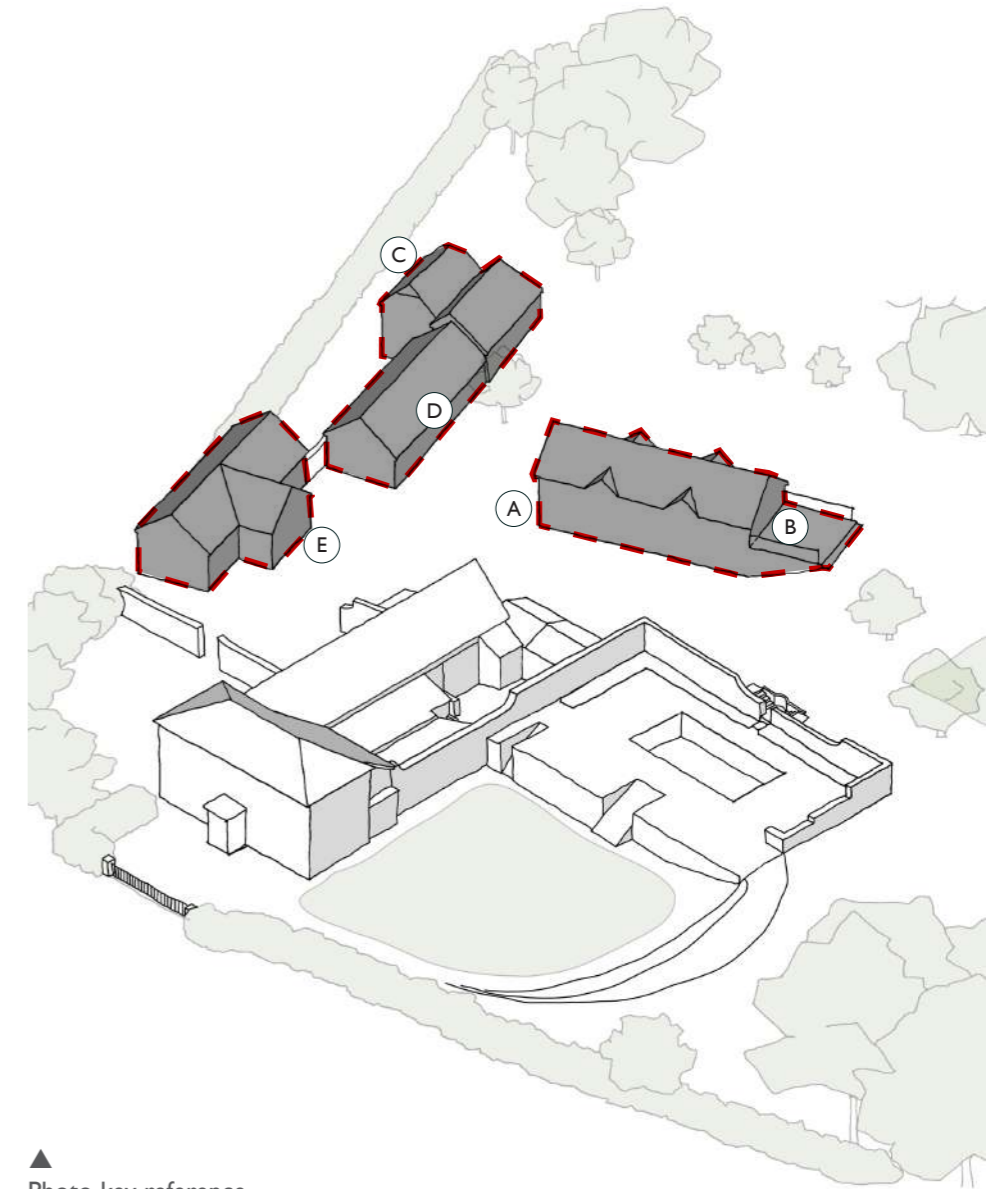


### 3.3 SITE PHOTOGRAPHS - OUTBUILDINGS

A - Barn front elevation



B - Barn rear elevation



▲ Photo key reference

C - The cottage



D - The stables



E - The cart shed



### 3.3 SITE PHOTOGRAPHS - VIEWS

A - View from "mound" towards Lamyatt village (south west)



B - Long view from meadow across gardens and landscape beyond



C - View down avenue of trees to south east



D - Private internal garden view from lower lawn



▲ View key reference

E - View to east from Georgian extension



### 3.4 HERITAGE CONSTRAINTS

Lamyatt Lodge is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest.

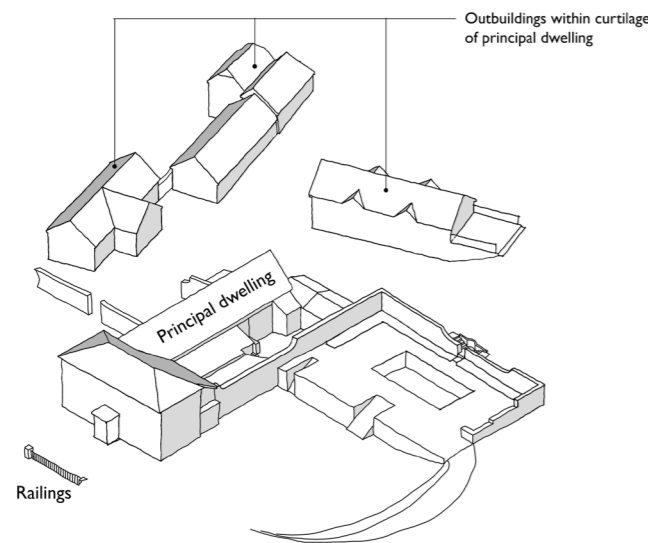
The principal dwelling is listed under listing number 1274169. All other buildings on site are considered to be within its curtilage, and as such, will be subject to listed building consent. The listing states:

*House Early C19. Ashlar, hipped bitumised slate roof, off-ridge brick stacks. Symmetrical front, 2 storeys, 3 bays 16-pane sash windows, all in shallow segmental-headed recesses. Central door opening, 4-panelled door, fanlight. Stone Tuscan portico, entablature, blocking course. Large lower height wing to rear, tile roof; casements.*

The railings on the roadside to the frontage of the principal dwelling are listed separate listing entry number 1059185. The listing states:

*Railings, plinth, gate, and end piers. Early C19. Wrought-iron and dressed stone. Run of simple spear-capped railings on a low plinth, central gate in conforming style; end piers with pyramidal caps.*

We have worked closely with heritage consultants, Bidwells, who have produced a heritage appraisal and statement as part of this application. Please refer to the report for more details.



▲  
3D diagram showing primary components

### 3.5 PLANNING CONSTRAINTS

The following policies of the Local Plan Part 1 are relevant to the determination of this application:

- CPI – Mendip Spatial Strategy
- CP2 – Supporting the Provision of New Housing
- CP4 – Sustaining Rural Communities
- DPI – Local Identity and Distinctiveness
- DP3 – Heritage Conservation
- DP4 – Mendip's Landscapes
- DP5 – Biodiversity and Ecological Networks
- DP6 – Bat Protection
- DP7 – Design and Amenity of New Development
- DP8 – Environmental Protection
- DP9 – Transport Impact of New Development
- DP10 – Parking Standards
- DP23 – Flood Risk

#### Planning History:

Jun 1992 - 110109/000 & 001 (approved with conditions)  
Demolition of outbuildings, erection of two small extensions, one on north east elevation and one on south east elevation, internal and external alterations, alterations to courtyard walls.

Feb 1993 - 110109/002 & 003 (approved with conditions, but not implemented)  
Demolition of outbuildings, erection of two small extensions to rear, internal and external alterations and alterations to courtyard, re-roofing, including felting, re-battening and re-slating.

Aug 1994 - 110109/004 (approved)  
Replace existing asbestos slates with Spanish slates. Replace metal windows with white painted softwood windows.

Sep 1994 - 110109/005 (approved with conditions)  
Change of use of land to residential and alterations to existing vehicular access.

Jul 1997 - 110109/006 & 007 (approved)  
Construction of swimming pool.

Nov 2015 - 2015/2688/HSE & 2015/2689/LBC (approved with conditions)  
Extension in service yard.

A planning statement has been submitted as part of this application. Please refer to this for additional information.

### 3.6 ENVIRONMENTAL CONSTRAINTS

#### TREES

There are several mature trees within the estate. However, an arborist report will not be required for this application, as the proposals are limited to the footprint of the existing building and will not affect any existing trees.

#### ECOLOGY

There are various features on the site that provide habitats for wildlife. As part of the pre-application process, a preliminary roost assessment was submitted. Following the local authority's advice, additional bat surveys were conducted, and the findings from these surveys are now included as part of this application. None of the recorded bat roost locations will be directly impacted so a licence from Natural England to permit the works will not be required.

## 4. THE PROPOSAL

### 4.1 USE

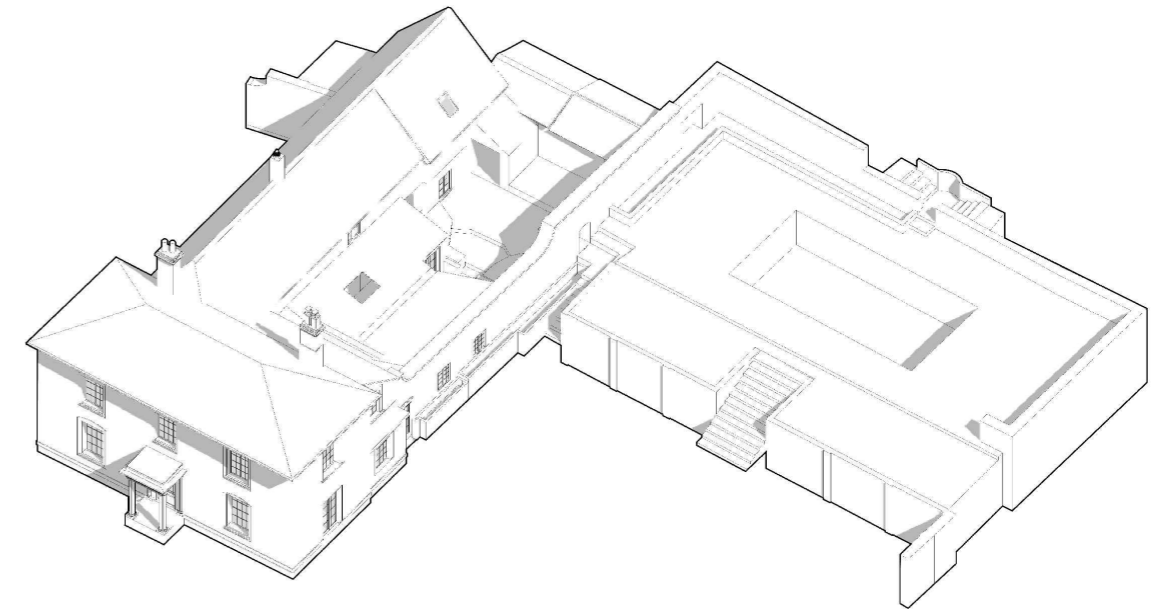
The main house will remain in use as a single-family dwelling with guest accommodation. There are no changes proposed to the three outbuildings - as such their uses will remain the same:

|           |                              |
|-----------|------------------------------|
| Barn      | - parking and function space |
| Cottage   | - guest accommodation        |
| Stables   | - storage space              |
| Cart shed | - storage space              |

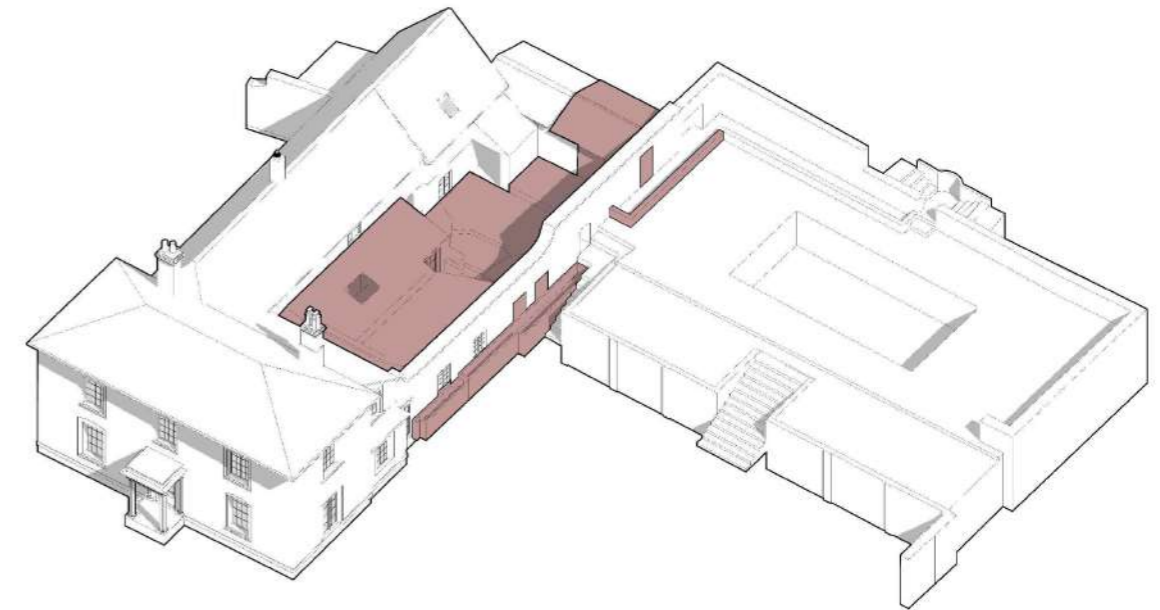
### 4.2 MASSING

The proposal seeks to retain the primary L-shaped configuration of the main house, but to replace the low-quality courtyard infill within the original courtyard with a contemporary flat roof structure complete with a glass lantern roof. This will enable the inner courtyard to be expressed as a single central space rather than a cluster of isolated spaces, thus improving the circulation and enhancing the presence of the historic fabric. The new space will enhance the individual identities of the three primary heritage assets - the original farmhouse, the Georgian extension and the courtyard wall.

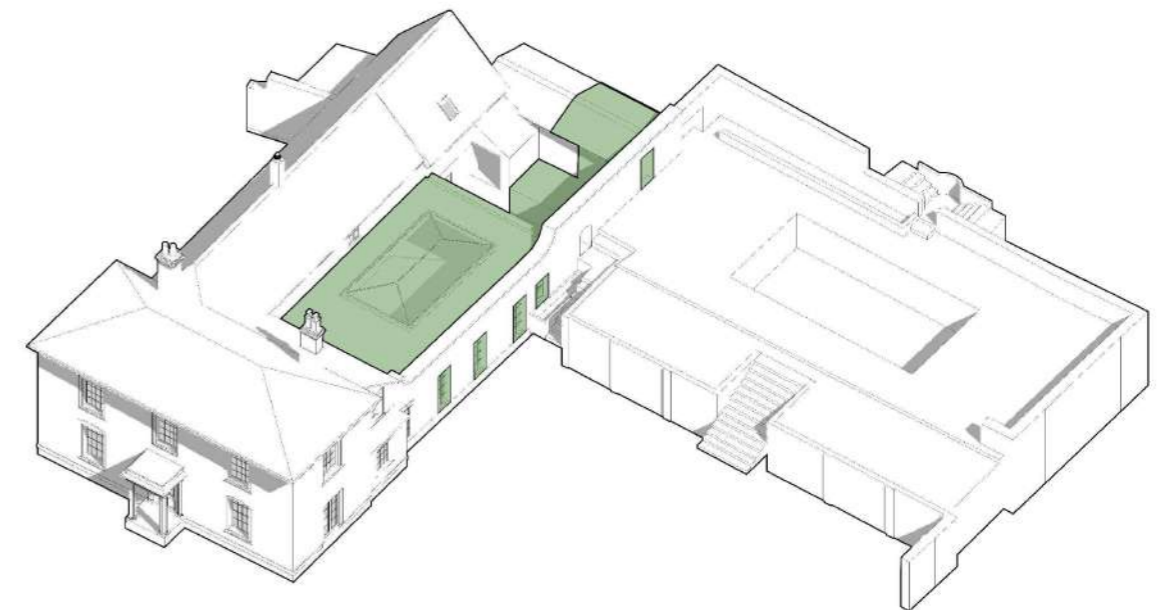
The new flat roof has been carefully positioned to tie in underneath the existing first floor windows, to ensure minimum disturbance of the original structures. The roof lantern has been positioned in the centre of the flat roof and takes the form of a hipped roof, such as to minimise its visual impact from the outside.



▲ Existing condition



▲ Demolition / alteration



▲ Proposal

### 4.3 QUANTUM

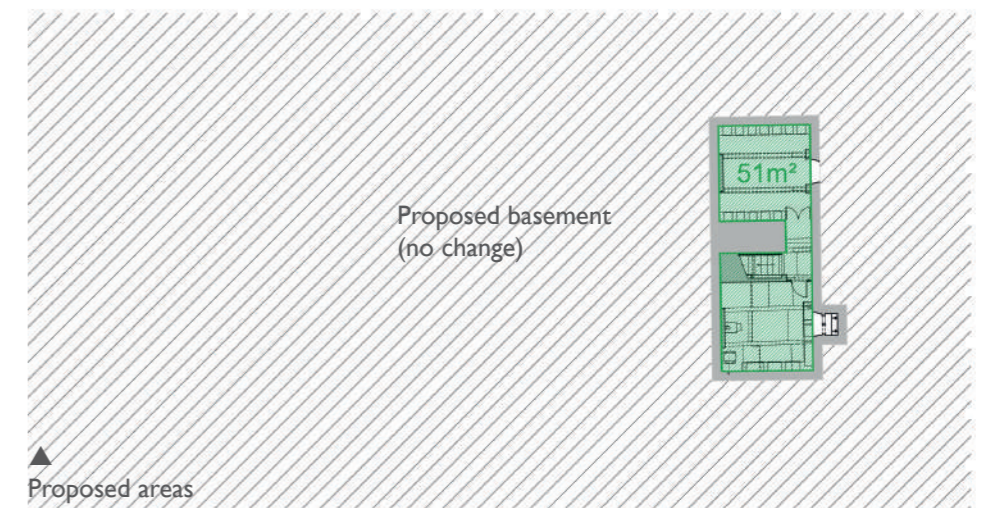
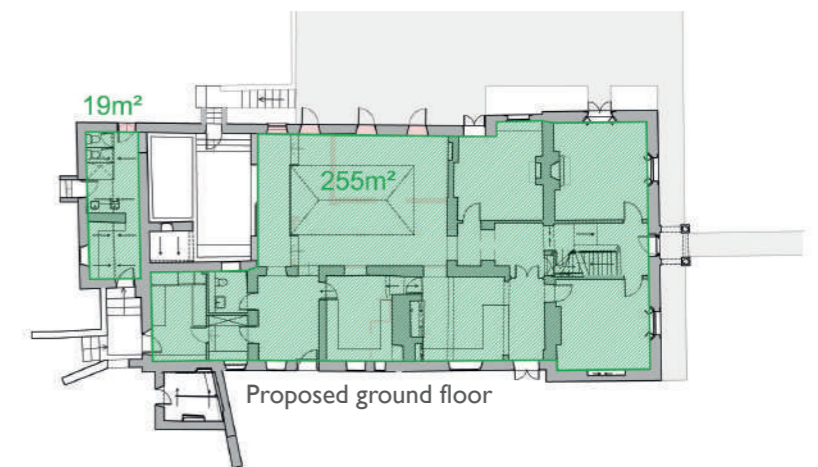
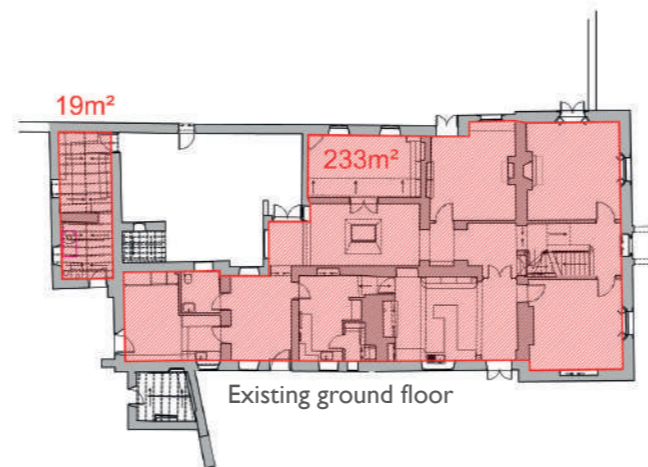
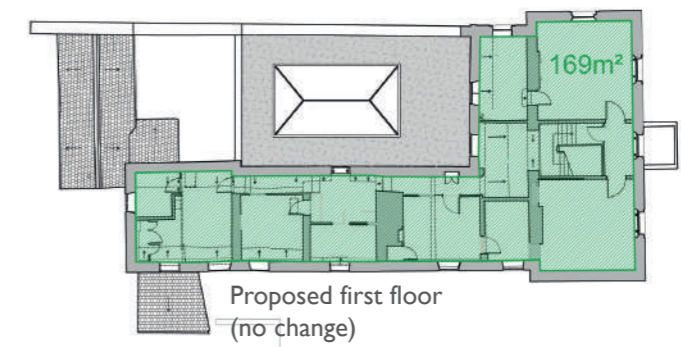
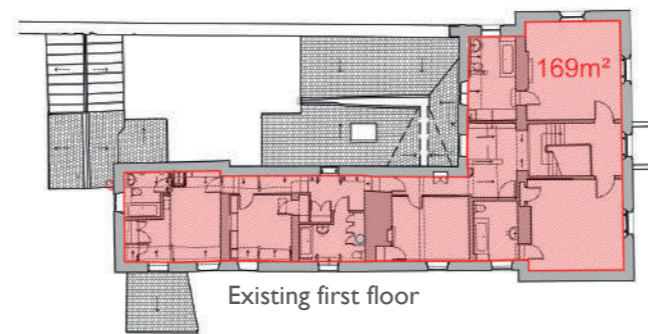
The basement and first floor areas remain unchanged, while a ground floor extension of 22m<sup>2</sup> has been added. The outbuildings will not be altered as part of this application so the areas will therefore remain unchanged.

**Main house existing GIA:**

|              |   |                         |
|--------------|---|-------------------------|
| First floor  | - | 169m <sup>2</sup>       |
| Ground floor | - | 252m <sup>2</sup>       |
| Basement     | - | 51m <sup>2</sup>        |
| <b>Total</b> | - | <b>472m<sup>2</sup></b> |

**Main house proposed GIA:**

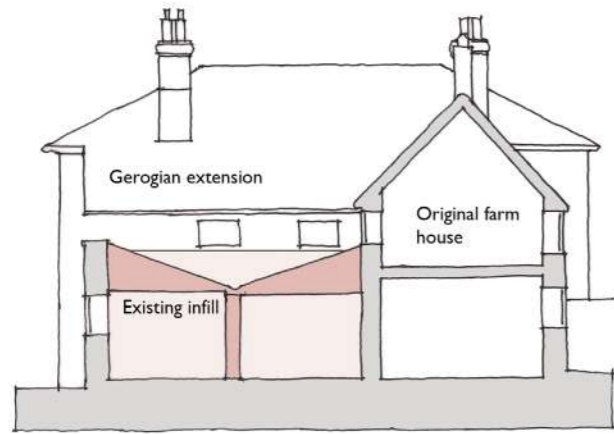
|              |   |                         |
|--------------|---|-------------------------|
| First floor  | - | 169m <sup>2</sup>       |
| Ground floor | - | 274m <sup>2</sup>       |
| Basement     | - | 51m <sup>2</sup>        |
| <b>Total</b> | - | <b>494m<sup>2</sup></b> |



#### 4.4 DESIGN CONCEPT

The proposal is conceived as a primary open plan living space that enforces a strong connection to (and between) the three primary elements that form this dwelling - the original farm house, the Georgian extension and the courtyard wall. The form and mass of the new structures demonstrate subservience to the heritage assets.

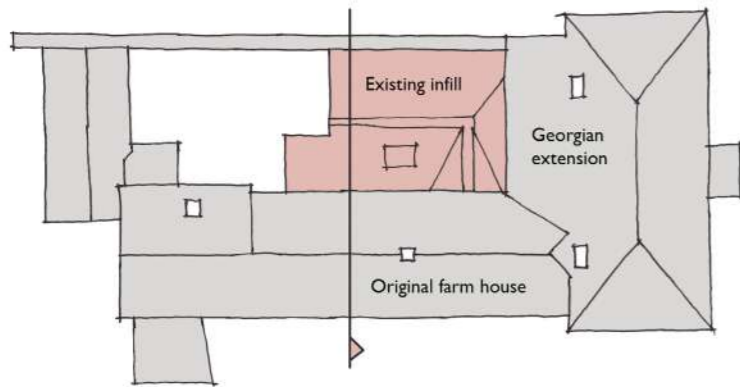
Existing section diagram



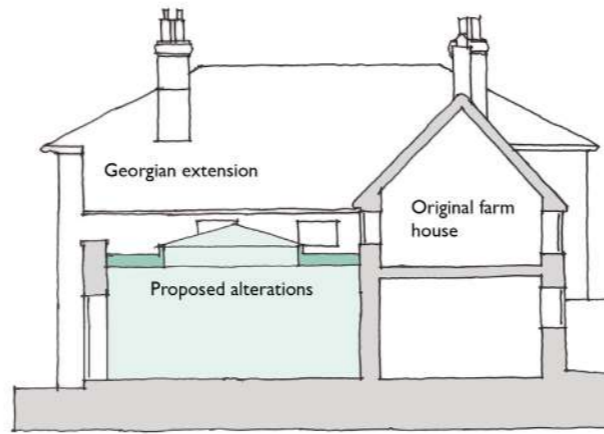
Existing courtyard infill with disjointed cellular internal spaces and circulation. Internal spaces are not well connected with heritage assets such as the original building and the historic brick wall.

Poorly constructed junctions between the infill and main building have resulted in waterproofing issues internally.

Existing roof plan diagram



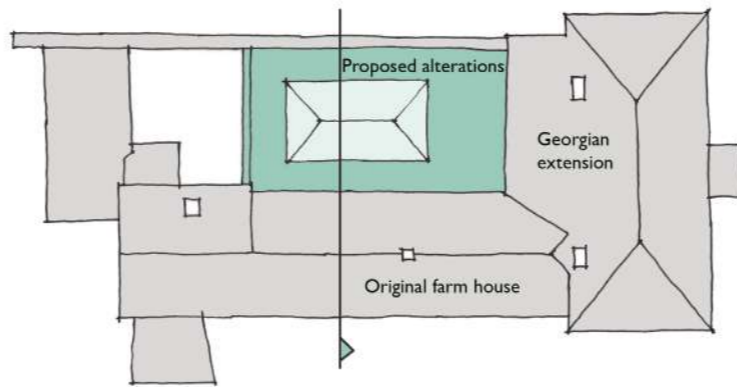
Proposed section diagram



Proposed contemporary flat roof structure with glass lantern allows for a unified central space, improving circulation and enhancing the presence of the historic fabric. New openings in historic brick wall allow for improved connection to garden.

New construction will improve quality of connections to existing fabric, better preserving the existing heritage assets.

Proposed roof plan diagram



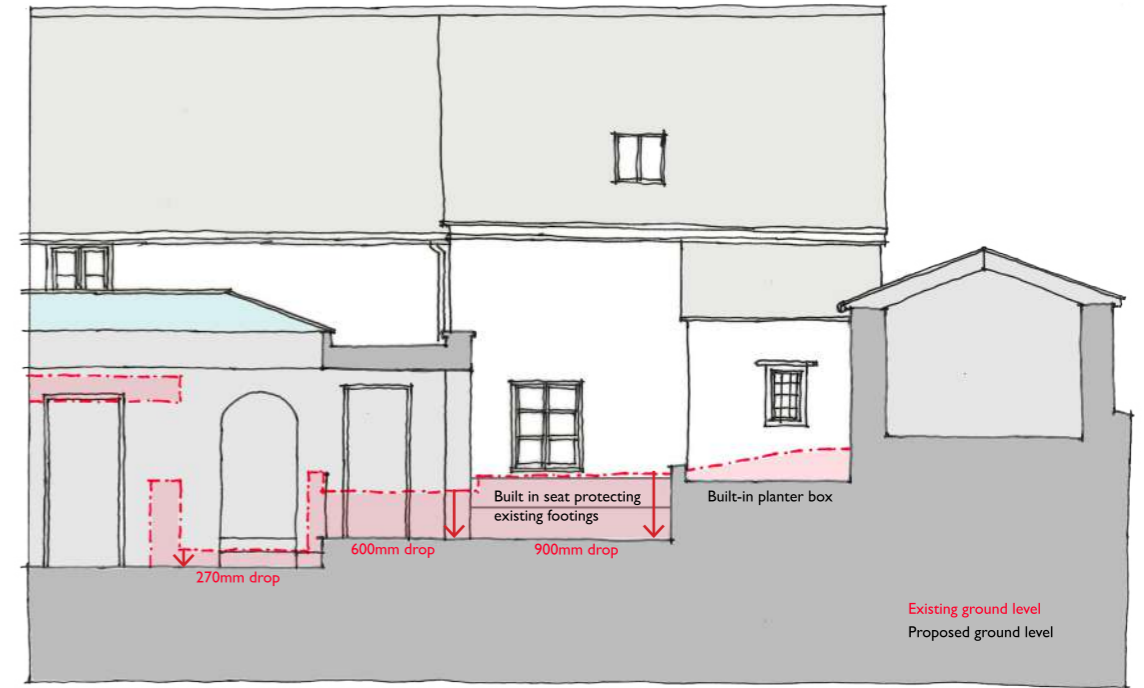
Existing condition

Proposal



## 4.5 LEVELS

The proposal aims to create a seamless connection between the orangery and courtyard. This is achieved by lowering the levels of the existing study and external courtyard. A raised planter, stairs and a built-in seat have been provided as intermediate levels to ensure protection of existing footings. A structural assessment has been provided by Justin Gathercole Structural Design in support of this application. Please refer to this for more detail.



Proposed section showing level changes



Existing ground floor plan showing level changes



Proposed ground floor plan showing level changes

#### 4.6 MATERIALS & CHARACTER

By removing the existing infill structures, the presence of the original farm house, Georgian extension and courtyard wall will be highlighted.

The new structures will be inserted within the historic courtyard, deliberately creating a contrast between the old and new elements, allowing each part to express itself distinctly. The contemporary aesthetic of the new flat roof and glass lantern will stand in juxtaposition to the retained and enhanced character of the existing heritage assets.



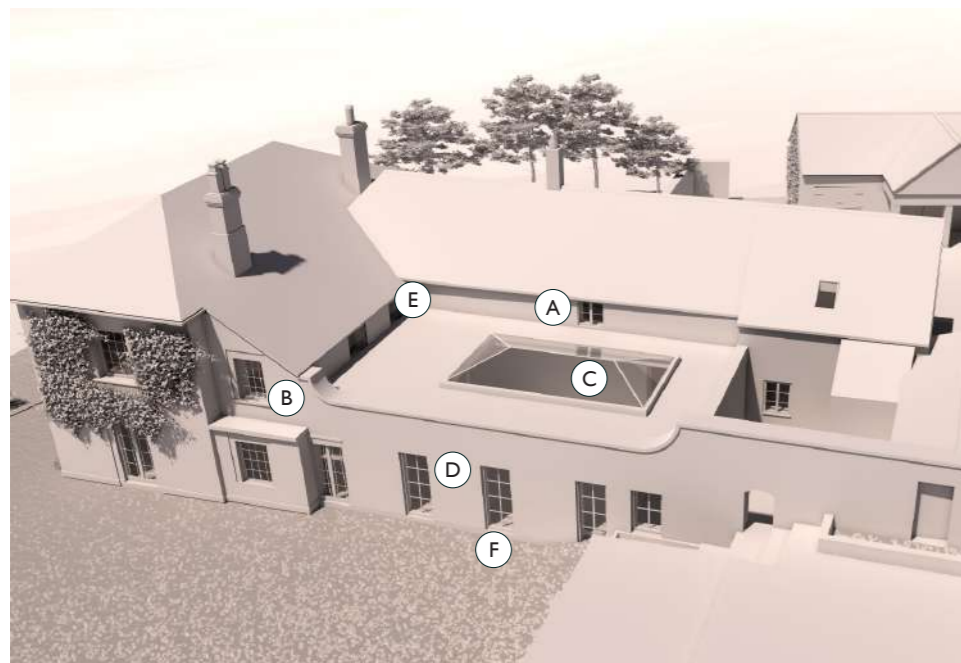
A - Existing rubble stone from original farm house



B - Stone blockwork from Georgian extension



C - Contemporary flat roof with glass lantern



Material reference image



D - Existing red brick from courtyard wall



E - Existing slate and hung clay tile



F - Crittal style glazed doors



#### 4.7 ACCESS & PARKING

Access to the site is primarily through a gated entrance to the north of the property. As the driveway swings to the right, there is a loosely defined gravel parking area straight ahead which is sometimes used by guests. The driveway continues to the main house arrival courtyard and parking area, which will remain as is.

A secondary pedestrian entrance to the south, accessible via Grade II listed railings, currently leads to the Georgian extension. However, this entrance is rarely used, partly due to the fact that the entrance door has been permanently fixed in a closed position. This application seeks to revive the functionality of this existing door, thereby reinstating this entrance as a usable access point.



▲ Primary access



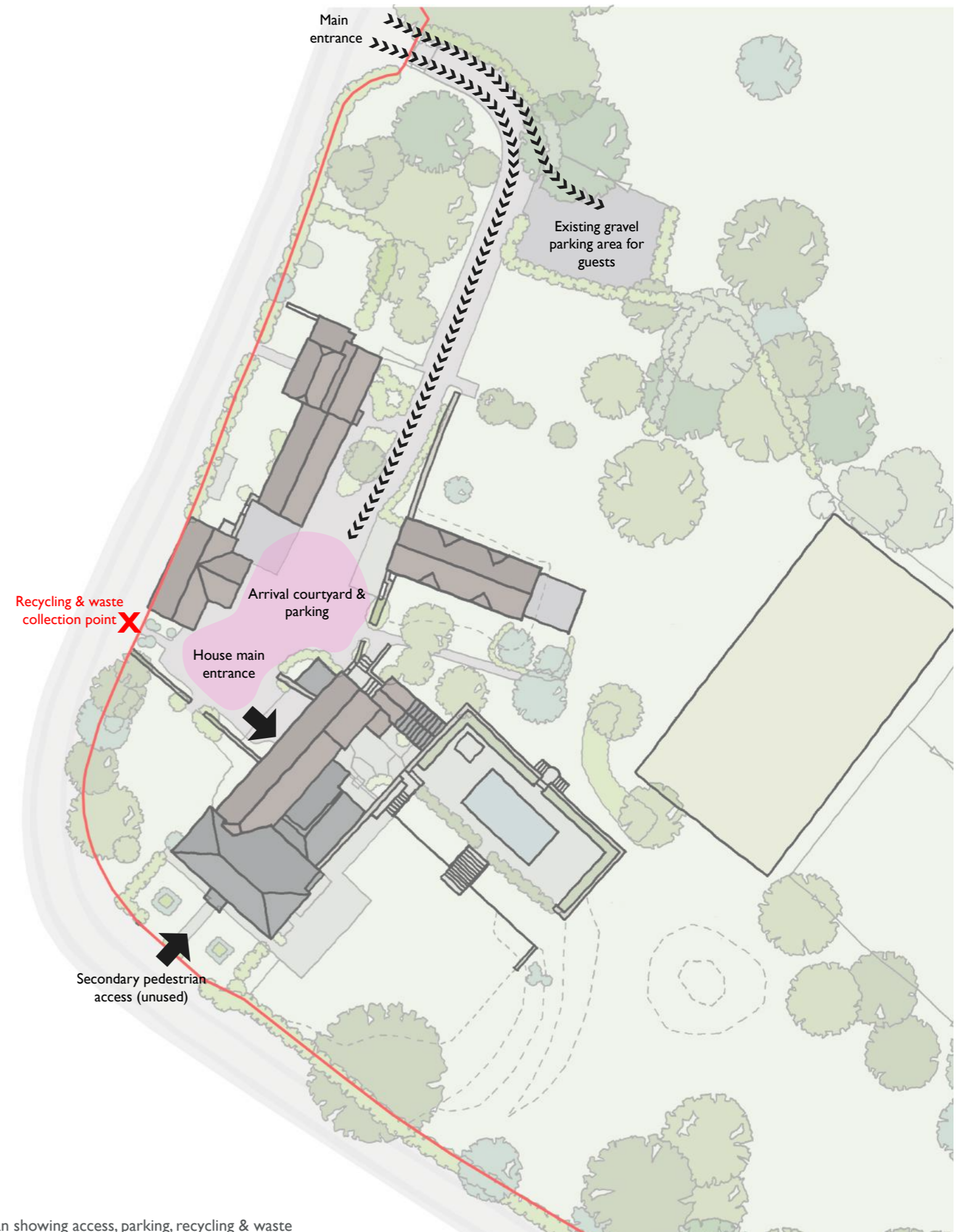
▲ Secondary access

#### 4.8 RECYCLING & WASTE MANAGEMENT

Waste collection and recycling bins are currently located on the roadside next to the cart shed. In the context of this application, the waste disposal and recycling strategy will remain unchanged.



▲ Waste & recycling point



▲ Site plan showing access, parking, recycling & waste

## 4.10 SUSTAINABILITY

### Climate Change and Sustainable Development Questionnaire for minor applications.

Adopted Policy DP7: Design and Amenity of New Development of the Mendip District Plan Part 1: Strategies and Policies (Adopted 2014) requires proposals to demonstrate that the development complies with the criterion set out in the policy.

*Q-1. How does the proposal relate to the buildings around it? Is it of a similar size and scale to neighbouring buildings? Does the layout relate well to the surroundings? (Please cross reference the Design and Access Statement as appropriate).*

The proposal is minor in the context of the wider site and existing buildings. It seeks to replace a poorly built central infill portion with a contemporary structure of similar scale and proportion. Please refer to section 4 of this document for more information.

*Q-2. Does the proposal protect the amenity of neighbouring buildings and land uses? Will nuisance be caused to existing occupiers of neighbouring properties by the proposed use, or by the layout, scale, form or mass of the proposal? (Please cross reference the Design and Access Statement as appropriate)*

The proposed alterations to the listed building's layout, scale, form and mass are minor, ensuring that they do not disrupt the amenity of neighbouring properties.

*Q-3. Does the proposal make efficient use of the land. If residential, does the proposal result in development of 30-40 dwelling /ha if in a town, or 25-30 dwellings/ha in a rural area? If not, is there a justification for this?*

Not applicable - The proposal is limited to the footprint of the existing building and courtyard.

*Q-4. Has the proposal maximised energy efficiency? Does the proposal;*  
*a. Ensure that the siting and orientation of buildings will promote energy efficiency, for instance, maximising daylight, creating space for solar PV or avoiding areas of the site where conditions would increase the need to use energy within buildings, such as exposed hilltops or frost pockets.*  
*b. Take advantage of natural topography to maximise energy efficiency, utilising natural features such as south facing slopes or shelter belts.*  
*c. Allow for food growing within the layout*  
*d. Allow for natural ventilation to avoid over heating.*  
*e. Ensure any conservatories and sun spaces self contained and able to be closed off from the main building, to avoid overheating or heat loss?*  
*f. Utilise thermal mass, to help stabilise temperatures inside buildings?*  
*g. Minimise heat loss through exterior openings?*  
*h. Minimise heat loss by minimising the surface area of the exterior of buildings, using building forms such as short terraces or semi-detached buildings?*  
*i. Including outdoor drying facilities?*

The proposal seeks to introduce a number of new openings (doors and windows) which will improve the natural ventilation between the existing and new spaces. Furthermore, it is proposed that the existing windows be restored and secondary glazing applied to improve the overall thermal efficiency of the building. Existing doors will also be restored resulting in improved thermal efficiency.

*Q-5. Does the proposal use sustainable construction techniques? What techniques are to be included. Does the scheme include any of the following:*

- Low carbon ventilation system
- Mechanical heat recovery
- Air or ground source heat pump
- Smart system controls
- Low embodied energy materials.

The new flat roof will be constructed with a lightweight steel structure, filled in by a timber substructure, topped by a single ply roof membrane finish, along with a glass lantern rooflight.

There are no plans for mechanical heat recovery or air/ground source heat pumps at this stage. However, it is anticipated that this will be considered in a forthcoming application that will focus on a comprehensive site-wide sustainability strategy.

*Q-6. Does the proposal include a SUDs scheme? Have permeable spaces been left between buildings and hard surfaces to allow for infiltration? Does the scheme include rain gardens?*

The proposal is minor and the amount of hard surfaces will not be increased. A SUDs scheme will therefore not be provided.

*Q-7. Does the scheme include renewable energy generation on site? Does the scheme include any of the following;*

- Solar PV panels
- Solar thermal panels
- Roofs designed to accept solar energy generation at a later date
- Small hydro generation
- Small wind generation
- Connection to a district heating system.

None of the above are included in this application but may be addressed in a future application, focusing on a site-wide strategy.

*Q-8. Does the scheme include measures to improve water efficiency? Does the scheme include any of the following;*

- Low flow taps and appliances
- Grey water recycling
- Rain water harvesting for interior use
- Rain water harvesting for garden use, e.g. water butts.

In instances where bathroom layouts are amended, all new taps, WC's and showers will be low-flow, thus improving water efficiency.

*Q-9. Does the scheme encourage future occupiers to minimise, re-use or recycle waste conveniently? Does the proposal include any of the following:*

- Facility for the storage of recycling boxes and bins
- Space for food growing
- Garden composting facilities

The recycling and waste management strategy will remain as is. Please refer to section 4.8 of this document for more information.

*Q10. Has an assessment of embodied energy been carried out? If not, does the scheme consider the impact of proposed materials and construction methods on the environment? Does the scheme include any of the following;*

- Recycled materials
- Light weight materials
- Locally produced materials
- Materials where the manufacturer has taken steps to significantly reduce the carbon profile of the material

An assessment of embodied energy has not been carried out. Existing brickwork will be reconstituted, where possible, to tie into the existing brickwork walls. For the new walls, brickwork will be selected from local sources to match the existing brickwork. The new flat roof will be constructed with a lightweight steel structure, filled in by a timber substructure, topped by a single ply roof membrane finish, along with a glass lantern rooflight.

*Q-11. Does the scheme ensure accessibility for all by including the following:*

- Safe and convenient routes for pedestrians and cyclists (please cross reference transport statements if appropriate)
- Secure storage for bicycles
- EV charging facilities

The accessibility will remain unchanged.

*Q-12. Has the scheme been designed using the principles of Secure By Design. How does the scheme design out crime?*

The primary access to the house remains unchanged as the proposal is limited to the footprint of the existing building and courtyard. By servicing the existing doors and windows, and adding new doors and windows in some cases, the level of security will be improved.

*Q-13. Will materials be reused and/or recycled on site? Does the proposal comply with Somerset Waste Core Strategy policies WCS1 and WCS2*

The proposal will re-use existing brickwork, where possible.

## 4.9 STRUCTURAL DESIGN

This application is accompanied by a Structural Methodology Statement from JGS Design, outlining the proposed structural modifications and the approaches employed to minimize any potential impact on the existing building fabric. For comprehensive information, please refer to the document provided.

## 5. CONCLUSION

The amalgamation of this Design & Access Statement and its accompanying annexures demonstrates a thorough comprehension of the prevailing site limitations and conditions. In doing so, it presents a carefully deliberated proposal that aims to enhance the current heritage assets and optimise the functionality of the main dwelling in its entirety.

Following an analysis of the existing house, the courtyard infill, which was added to the original farm house and Georgian extension, was identified as a potential area for improvement for the following reasons:

- It is an assembly of cellularised and isolated spaces which offer no recognition to the presence of surrounding heritage assets.
- The low quality construction associated with these extensions have resulted in waterproofing issues in the existing Georgian part of the house.
- The ad-hoc nature of these extensions have resulted in impractical level changes, spatial relationships and circulation.
- Lack of connection to the garden to the pool-side garden to the south east.

The proposed scheme sets out to address these issues by way of the following interventions:

- Demolition of the existing courtyard infill and replacement with a single, internal orangery space, with a contemporary flat roof and glass lantern.
- Introduction of high quality contemporary construction.
- Lowering of existing courtyard levels to tie in with the levels of the original house.
- Selectively creating openings in the existing courtyard wall.

These interventions successfully address the issues outlined above by achieving the following objectives:

- The new internal orangery creates a single, unified space, rather than a cluster of isolated spaces, thus improving the circulation and enhancing the presence and identities of the historic assets.
- The replacement of low quality existing structures, with new high quality, modern construction, will contribute to the long term preservation of existing listed structures.
- The proposed level changes will allow for improved internal circulation and spatial relationships between internal spaces and the courtyard.
- By selectively creating openings in the existing courtyard wall, the connection between internal spaced and the south east garden will be improved.

## 6. ARCHITECTURAL DRAWING LIST

- 2217.LAM.IA.SP01 - Site masterplan as existing
- 2217.LAM.IA.SP02 - Site masterplan as proposed
- 2217.LAM.IA.000 - Basement plan as existing
- 2217.LAM.IA.001 - Ground floor plan as existing
- 2217.LAM.IA.002 - First floor plan as existing
- 2217.LAM.IA.003 - Roof plan as existing
- 2217.LAM.IA.010 - Front & rear elevations as existing
- 2217.LAM.IA.011 - Side elevations as existing
- 2217.LAM.IA.101 - Ground floor plan as proposed
- 2217.LAM.IA.102 - First floor plan as proposed
- 2217.LAM.IA.103 - Roof plan as proposed
- 2217.LAM.IA.120 - Front & rear elevations as proposed
- 2217.LAM.IA.121 - Side elevations as proposed
- 2217.LAM.IA.130 - Sections as existing
- 2217.LAM.IA.131 - Sections as proposed
- 2217.LAM.IA.LP01 - Existing site location plan
- 2217.LAM.IA.LP02 - Existing & proposed block plan
- 2217.LAM.IA.SK100 - 3D sequence iagram