

This Design and Access Statement has been prepared by Plots and Plans LTD for the proposed development at The Courtyard, Oakhill, Radstock, BA3 5AW. The document serves as a comprehensive guide outlining the key aspects of the proposal, which aims to introduce two dormer roof extensions to the existing structure.

The primary objectives of the proposed development are to maximise the use of existing spaces, enhance the functionality of the building, and improve the quality of life for the residents. The proposal has been carefully designed to align with the existing architectural fabric and to respect the guidelines of the Oakhill Conservation Area (DP3).

CONTEXT ANALYSIS

Location and Conservation Area

The proposed development is located at The Courtyard, Zion Hill, Oakhill, Radstock, England, BA3 5AW. The site is within the Oakhill Conservation Area (DP3) and within the settlement boundary. This places the site in a historically and architecturally sensitive context, requiring thoughtful design and planning to ensure that any development is in harmony with its surroundings.

The architectural landscape of the Oakhill Conservation Area is diverse, featuring a mix of materials that contribute to its unique character. The prevalent materials in the surrounding buildings include:

Render: Often used in residential and commercial buildings, providing a smooth or textured finish.

Natural Stone: Commonly found in older, more traditional structures, adding a rustic charm to the area.

Hanging Wall Tiles: These are occasionally seen, adding a decorative element to the facades.

Cladding: Used in more modern constructions, it offers a contemporary contrast to the natural stone and render

Given the mix of architectural styles and materials in the area, the proposed development aims to integrate seamlessly with its context. Special attention will be paid to material selection, scale, and design features to ensure that the new development complements the existing architectural fabric of the conservation area.

AMOUNT

The proposed development aims to introduce two dormer roof extensions to the existing structure at The Courtyard, Oakhill, Radstock, BA3 5AW. These extensions are designed to enhance the functionality and utility of the existing spaces within the building.

Specifics of the Development

Dormer Over Existing Gym: The first dormer extension is planned over the existing gym area. This extension will serve to create a new home office space. The addition aims to provide a quiet and secluded area conducive to focused work, without altering the existing footprint of the building.

Dormer Over Existing Kitchen: The second dormer extension is proposed over the existing kitchen area. This extension will expand the existing mezzanine floor, offering additional space that can be utilised for various purposes, such as extra storage or living area.

Scale of Extensions

Both dormer extensions are designed to be in proportion with the existing structure, ensuring that they blend seamlessly into the current architectural style while adhering to the guidelines set forth by the Oakhill Conservation Area (DP3).

Summary

The development proposes a moderate amount of construction, focused on enhancing the existing spaces within the building. The two dormer extensions are planned to be both functional and aesthetically pleasing, aligning with the character and constraints of the surrounding conservation area.

USE

The primary objective of the proposed dormer extensions at The Courtyard, Oakhill, Radstock, BA3 5AW, is to maximise space and create additional living areas suitable for a family. The development aims to enhance the functionality of the existing structure while respecting the architectural and historical context of the Oakhill Conservation Area (DP3).

Specific Uses of the Extensions

Home Office Over Gym: The first dormer extension, situated over the existing gym, is designed to create a home office. This space will offer a quiet and secluded area conducive to focused work, meeting the growing demand for remote work solutions.

Mezzanine Floor Extension Over Kitchen: The second dormer extension, located over the existing kitchen, aims to expand the current mezzanine floor. This added space can serve multiple purposes, such as extra storage, a play area, or an additional living space, thereby enhancing the overall utility of the home.

The extensions are planned with the needs of a family in mind. The development addresses the evolving work-life balance dynamics by creating a home office. The expansion of the mezzanine floor offers the family additional space that can be tailored to their specific needs, whether it be for relaxation, storage, or recreational activities.

Alignment with Conservation Guidelines

Both extensions are designed to be in harmony with the existing structure and the surrounding Oakhill Conservation Area. The use of materials and design elements will be carefully selected to ensure that the extensions blend seamlessly with the existing architectural fabric of the area.

Summary

The proposed dormer extensions are designed to significantly improve the quality of life for the residents by providing additional, versatile spaces. The development aims to achieve this while maintaining a respectful and harmonious relationship with the surrounding conservation area.

LAYOUT

The existing building at The Courtyard, Oakhill, Radstock, BA3 5AW, is a U-shaped structure with a courtyard at its centre. This layout provides a unique spatial arrangement that allows for both privacy and openness.

Both proposed dormer extensions are designed to be accessible from this central courtyard. Patio doors will serve as the primary points of access, enhancing the indoor-outdoor flow and contributing to the overall spatial experience.

Home Office Over Gym: The new home office, located above the existing gym, will be accessible via a new staircase. This will ensure that the office space is easily reachable while maintaining a degree of separation from the other living areas, conducive for focused work.

Mezzanine Floor Extension Over Kitchen: The expanded mezzanine floor above the kitchen will continue to be served by the existing staircase, ensuring seamless integration with the current layout.

Spatial Arrangement

The layout of the proposed extensions has been carefully planned to maximise functionality:

New Staircase for Home Office: A new staircase will be added to the gym area to serve the home office extension. This will provide direct access to the workspace without disrupting the existing layout.

Existing Staircase for Mezzanine: The existing staircase will continue to serve the expanded mezzanine floor, maintaining the integrity of the original design while adding valuable living space.

Summary

The proposed extensions' layout aims to be functional and aesthetically pleasing. By utilising the existing courtyard and staircase, and introducing a new staircase for the home office, the development seeks to enhance the spatial dynamics of the existing structure. All layout decisions have been made to respect the architectural and historical context of the Oakhill Conservation Area (DP3).

SCALE

The scale of the proposed dormer extensions at The Courtyard, Oakhill, Radstock, BA3 5AW, has been carefully considered to ensure that they are in harmony with the existing building and the surrounding Oakhill Conservation Area (DP3).

Specifics of Scale for Each Extension

Dormer Over Existing Kitchen: The scale of this extension is designed to align with the existing roof structure. This approach ensures that the new addition blends seamlessly with the existing architecture, maintaining the visual integrity of the building.

Dormer Over Existing Gym: The proposed extension over the gym will necessitate a new roof structure with an increased eaves height of approximately 750mm. This adjustment is made to achieve a uniform roof pitch, as opposed to the existing offset ridge. The increased height is also essential for providing the necessary headroom in the newly formed office space.

Proportional Considerations

The scale of the extensions has been planned to be proportionate to the existing building:

Uniform Roof Pitch: The increased eaves height for the gym extension aims to align the roof pitch uniformly, enhancing the overall aesthetic quality of the building.

Headroom for Office: The scale of the gym extension has been calculated to provide adequate headroom for the new office, ensuring that the space is both functional and comfortable.

Summary

The scale of the proposed extensions has been meticulously planned to align with both the existing structure and the guidelines set forth by the Oakhill Conservation Area. The dimensions and proportions have been chosen to enhance functionality while respecting the architectural context in which the building is situated.

APPEARANCE

The proposed extensions will feature flat roof dormers, aligning with the existing roof planes of the structure. This design choice helps to maintain the visual coherence of the building.

Material Selection

Cladding: The exterior of the dormers will be clad in timber material. This choice of cladding not only adds a natural aesthetic but also complements the mix of materials seen in the surrounding buildings, such as render, natural stone, and other cladding materials.

Roof Finish: An EPDM (Ethylene Propylene Diene Monomer) finish will be used for the roof. This material is known for its durability and weather resistance, making it a practical choice for the extensions.

Window Design

The windows for the new extensions will be designed to match those of the existing dwelling. This ensures a unified appearance and contributes to the overall aesthetic continuity of the building.

Summary

The appearance of the proposed dormer extensions has been carefully planned to align with the existing structure and the broader architectural context of the Oakhill Conservation Area. The use of timber cladding and EPDM roofing, along with design features like flat roof dormers and matching windows, aims to create a visually cohesive and aesthetically pleasing addition to the existing building.

LANDSCAPING

Given the nature of the proposed dormer extensions at The Courtyard, Oakhill, Radstock, BA3 5AW, and the existing hardstanding courtyard, no landscaping is proposed as part of this development.

Existing Conditions

The existing courtyard is a hardstanding area, limiting the opportunities for additional landscaping. The courtyard already serves as a central focal point for the U-shaped structure, and its current state is considered appropriate for the building's use and context.

Constraints and Considerations

Hardstanding Courtyard: The existing hardstanding limits the scope for introducing new landscaping elements.

Nature of Work: The proposed work focuses on vertical extensions to the existing structure, which do not impact the ground-level courtyard area.

Summary

Due to the specific nature of the proposed dormer extensions and the existing conditions of the courtyard, landscaping is not considered necessary or feasible for this project. The existing hardstanding courtyard is deemed sufficient in serving the needs of the residents and maintaining the aesthetic and functional balance of the property within the Oakhill Conservation Area (DP3).

ACCESS

The proposed dormer extensions at The Courtyard, Oakhill, Radstock, BA3 5AW, are designed to have minimal impact on the existing access arrangements. The development aims to maintain the current ease of access to all parts of the building.

Existing Access

The existing access points to the building and the central courtyard will remain unchanged. These access points have been deemed sufficient for the needs of the residents and are in keeping with the overall layout and design of the property.

Access to Extensions

Home Office Over Gym: Access to the new home office will be via a new staircase, as previously mentioned in the "Layout" section. This new staircase will not alter the existing access arrangements for the rest of the building.

Mezzanine Floor Extension Over Kitchen: Access to the expanded mezzanine floor will continue to be via the existing staircase, maintaining the current access flow.

Summary

The proposed dormer extensions are designed to integrate seamlessly with the existing access arrangements. No changes to the current access points to the building or the central courtyard are proposed, ensuring that the development is both functional and in harmony with its surroundings.

CONCLUSION

The proposed development at The Courtyard, Oakhill, Radstock, BA3 5AW, aims to introduce two dormer roof extensions to the existing U-shaped structure. Prepared by Plots and Plans LTD, this Design and Access Statement has outlined the various aspects of the proposal, demonstrating its alignment with both the existing building and the guidelines of the Oakhill Conservation Area (DP3).

Key Points

Context Analysis: The development is situated in a historically and architecturally sensitive area, requiring a thoughtful approach to design and planning. The proposal respects the diverse architectural landscape of the Oakhill Conservation Area.

Amount: The development proposes a moderate amount of construction, focusing on enhancing existing spaces within the building. Two dormer extensions are planned to be both functional and aesthetically pleasing.

Use: The primary objective is to maximise space and create additional living areas suitable for a family. The extensions aim to enhance the functionality of the existing structure.

Layout: The proposed extensions are designed to integrate seamlessly with the existing layout, utilising the central courtyard for access and introducing a new staircase for the home office.

Scale: The scale of the extensions has been carefully considered to ensure they are proportionate to the existing structure and in harmony with the surrounding area.

Appearance: Material and design choices, such as timber cladding and EPDM roofing, have been made to ensure a cohesive and aesthetically pleasing addition to the existing building.

Landscaping: Due to the nature of the work and the existing hardstanding courtyard, no additional landscaping is proposed.

Access: The development aims to maintain the existing access arrangements, ensuring that the proposal is both functional and in harmony with its surroundings.

Final Remarks

The proposed dormer extensions have been meticulously planned to align with the existing structure and the broader architectural context of the Oakhill Conservation Area. The development aims to improve the quality of life for the residents by providing additional, versatile spaces while maintaining a respectful and harmonious relationship with the surrounding area.

By addressing each of these aspects in detail, this Design and Access Statement makes a compelling case for the approval of the proposed development.