

# Design & Access Statement

## *Proposed Alteration & Extension*

***The Stables  
Chesley Hill  
Wick  
BS30 5NE***



**D** David Cole Architecture

Architecture in the Heart of the Mendips  
Barley Croft Ston Easton BA34DH ■ Tel : 01761 241105 ■ Mob : 07850 741419 ■ Email : davidcolearchitecture@btinternet.com

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## 1.0 Introduction

This Design and Access Statement has been prepared to support an application for planning permission for works to The Stables Chesley Hill Wick Bristol. The application is for the proposed internal alterations, addition of dormer windows, new single storey extension to the rear of the property and change of external windows and doors.



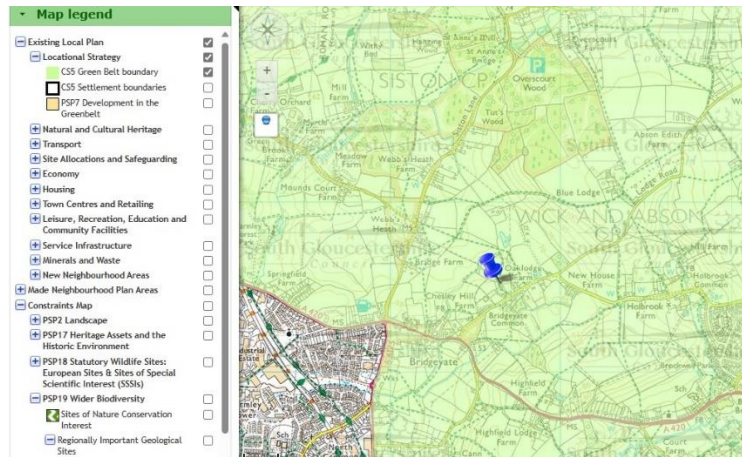
Location Map



Aerial Plan

The stables are situated within South Gloucestershire Councils green belt boundary.

The property is situated off the A420 between Bristol and Chippenham, South of the Cotswolds.



South Glos Green Belt Map

The application relates to a detached residential dwelling situated on the northern side of Chesley Hill Wick. The house forms one of a group of dwellings that have previously been converted to residential from agricultural. The dwelling is located on the northern edge of the group and overlooks open paddocks to the front and rear.

The property is two storey, with an attic conversion. The property site is within its own detached curtilage and is accessed off Chesley Hill via a private drive.

The existing property consists of living accommodation over two stories linked to a single storey extension to the north. The ground floor consists of a living space, hallway, kitchen/dining leading to a garden room and playroom. A staircase leads from the main entrance hall up to the first floor which has three bedrooms. There is a staircase which leads to the converted attic space at present used as a bedroom with ensuite bathroom.

Externally there is an outbuilding to the northeast of the property and an existing double garage to the south west. The garden is mainly on the west elevation with a gravel hard standing to the north leading to the outbuilding an access to the garden room.

The external appearance of the existing property has natural stone facing material, painted timber windows and a double Roman roof tile finish. The gables have stone water tabling, and the south Gable has a chimney stack. The existing outbuilding is a simple double pitched timber framed structure.



Existing East Elevation



Existing West Elevation



Existing West Elevation



Existing North Elevation – Outbuilding

## 2.0 Proposed Alterations

Externally the proposal consists of replacing the existing timber windows and doors with new modern colour coated aluminium double-glazed windows and doors. The removal of the timber balcony on the west elevation and replacing with a glass balustrade. The introduction of dormer windows on the east and west elevations serving the attic space. It is also proposed to replace the existing outbuilding with a new single-story extension. The roof of the new extension will follow that of the existing.

Internally it is proposed to widen the openings in the kitchen on the west elevation to provide more natural light and to allow these to be opened in the summer to provide a link between the garden and the internal living space. The new openings will be equal in width and height to give a more balanced view both internally and externally.

A possible new staircase will be constructed on the first floor leading the attic space. The existing space will be remodelled to form a master bedroom, bathroom, and wardrobe.

The new single storey extension maximises the space available, whilst providing a complementary extension to the existing building using traditional styles and traditional materials such as stonewalling, timber cladding and oak framing. The roof finish will be either new or reclaimed double Roman tiles to match the existing property.

High level fan light glazing has been introduced to the sidewalls to provide natural light as well as providing privacy from adjacent boundaries.

The new dormers on the east and west elevations of the main house will be timber clad with lead cheeks and double Roman tiled roofs to match the main roof.

The new rooflight will be conservation type or equal approved with the local authority.

Any new external lighting will be low energy to provide access to and from the property during the hours of darkness. Any new external lighting will be operated by detectors and

timers, so the use and duration of lighting is limited to conserve energy. All external lighting will be shielded to minimise light pollution to the night sky.

The proposed development will not create any excessive environmental nuisances or pollution.

### **Scale and design.**

The proposed new dormers due to their size and location will have a less than harmful affect to the visual appearance of the current property. The rooflight on the east elevation is on the rear elevation of the property. The new dormer windows will overlook the paddocks to the front and rear so there will be no issue issues of intervisibility of overlooking of adjacent residential properties.

The proposed extension will integrate well with the existing built form off the existing property and furthermore the materials to be used in conjunction will match those of the original house.



### **Impact upon residential amenity.**

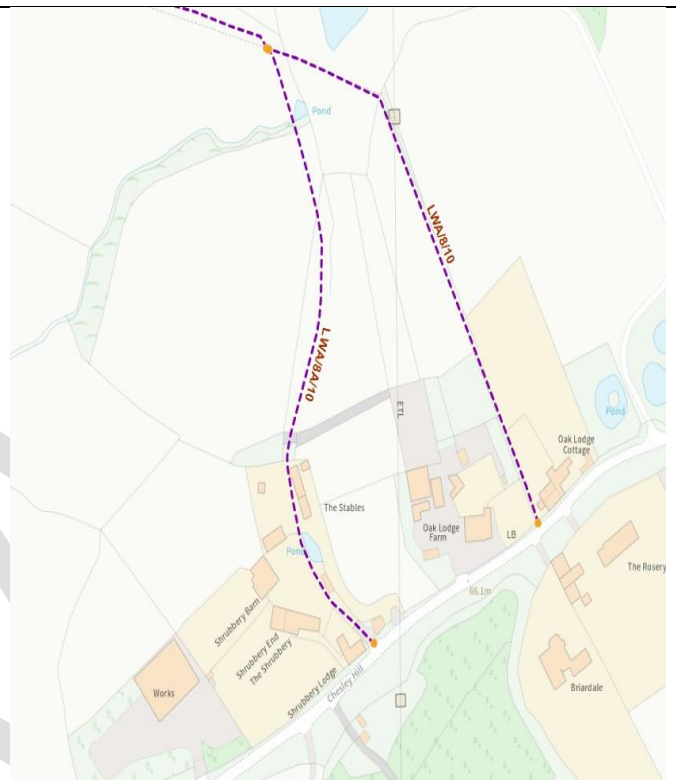
The new dormer windows will overlook the paddocks to the front and rear so there will be no issue issues of intervisibility of overlooking of adjacent residential properties.

## **Landscaping**

The new extension will sit over the footprint of the existing outbuilding. This together with the existing vegetation and by nature of its location considerably reduces the impact of the extension on the landscape. The extension is not considered to adversely affect the visual amenity of the Greenbelt.

### **Location of the existing public footpath**

Although a footpath runs very close to the property the presence of the existing house already blocks for use to the east so the new extension and dormer on the east elevation is considered to not adversely affect the amenity of the footpath users. The dormer windows on the west elevation are sympathetic in size and design and again are not considered to adversely affect the amenity of the footpath users.



### 3.0 Flood Risk Assessment



## Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	368644/173495	12 Oct 2023 12:55

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

#### Notes

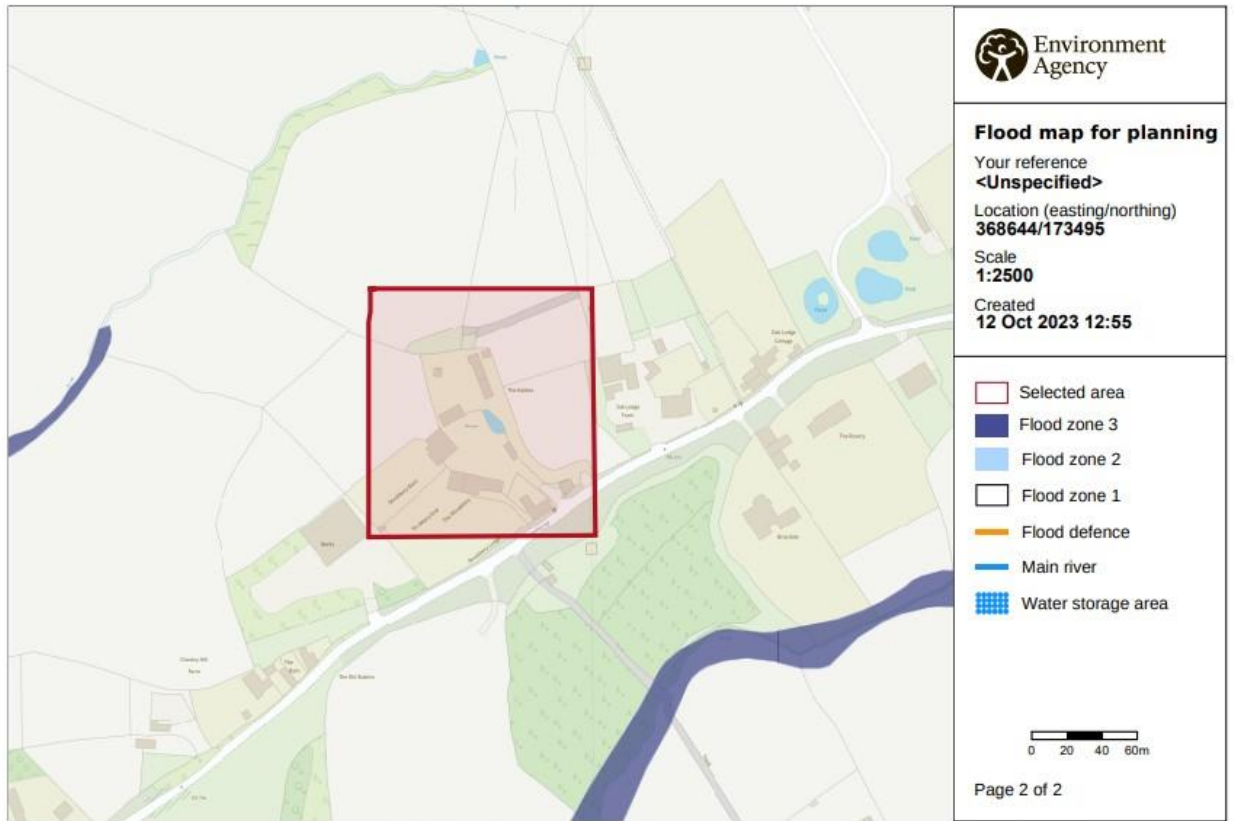
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

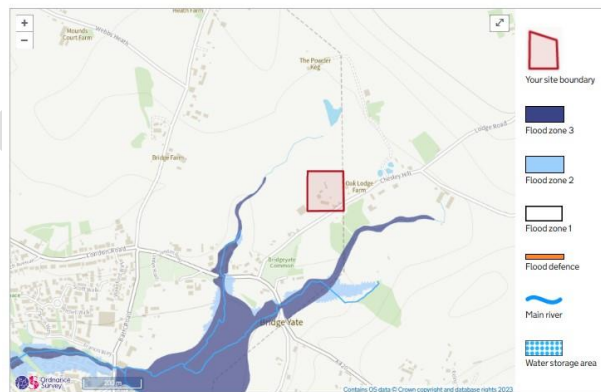




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### Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



#### What the flood map shows

The flood zones in the map show the areas of land at risk of flooding. They:

- only show flood risk from rivers and the sea
- are based on present day flood risk, they do not show how it may change in future because of climate change
- ignore the effect any flood defences shown could have

#### Download the flood map for this location

The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is:

- in flood zone 1, 2 or 3
- within 20 metres of a main river or a flood defence
- a water storage area (also likely to be flood zone 3b in the SFRA)

#### **4.0 Conclusion**

The development proposed is considered to be acceptable in terms of scale and design, which is in keeping with the existing buildings. The resultant extension and alterations to the roof will not be significantly visible within landscape and is not considered to harm the openness or visual amenity of the Greenbelt.

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