

Design, Access and Heritage Statement

Alterations and extensions to existing property

Redmays
Redmays Drive
Bulcote
Nottingham
NG14 5GZ

Job No: 2326
Written by: J.King
Revision: -
Date: 03/10/23

REFORM
ARCHITECTURE & INTERIOR DESIGN LTD

1. Introduction

- 1.1. The statement has been prepared in relation to the proposed sensitive alterations to Redmays house and adjacent garage/stable, located within Bulcote village and Conservation Area, within the Newark & Sherwood Local Authority. The intention of this statement is to outline the careful and respectful approach that will be undertaken to ensure the preservation and enhancement where possible to both the property and wider context of the Conservation Area.

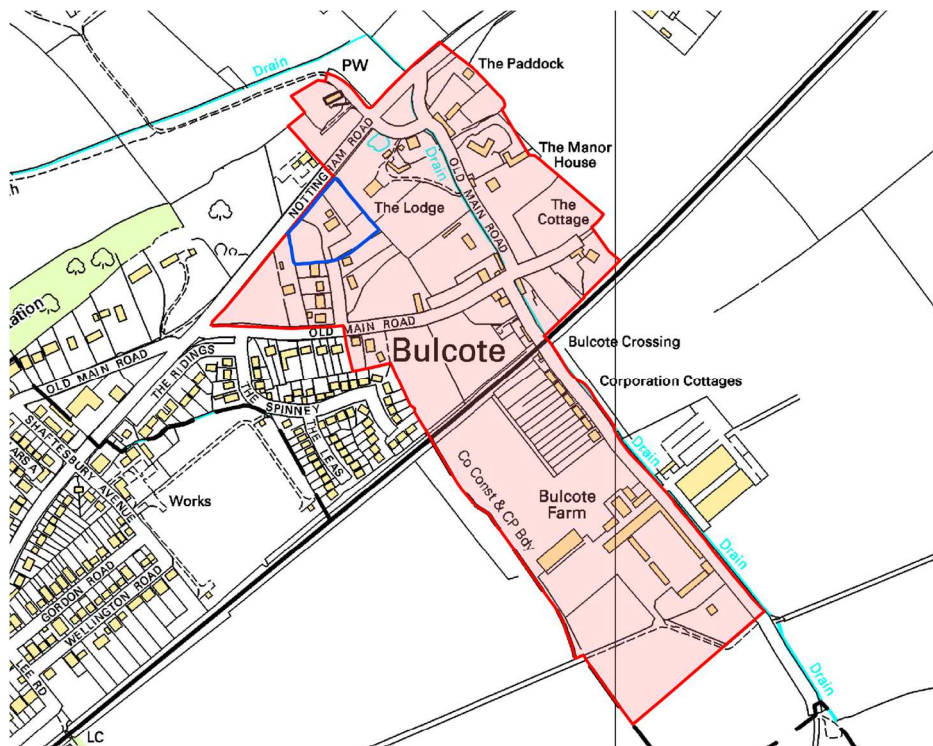


Fig 1 – Bulcote Village. Conservation Area outlined in red, and site outlined in blue

2. Location

- 2.1. The property and its curtilage lie within an area of established residential curtilage of Bulcote Village.
- 2.2. The clients overall site ownership extends to approximately 0.7 hectares, which includes open paddock land to the east and west of the main house.
- 2.3. The application site comprises of the chalet bungalow property, the garage/ stables building to the north, the stables within the grounds to the north-west, the access drive off Nottingham Road and the amenity space which is mostly located to the south of the host dwelling. The site area related to this planning application totals 0.2 hectares.
- 2.4. The site is within the Nottingham Derby Green Belt as well as the designated Conservation Area of Bulcote.
- 2.5. The site is within Flood Zone 1 according to the Environment Agency maps

3. Bulcote Conservation Area

- 3.1. The site is located on the northern boundary of the Bulcote Conservation Area, within the 'Bulcote Village Core', as identified in the Bulcote Conservation Area Appraisal 2001 (Herein referred to as the CAA)
- 3.2. An extract from the CAA states: "This part of the village sits within the conservation area, and contains some of the oldest buildings within Bulcote. It is characterised as much by the contribution of open space as it is by the built form, with dwellings sitting in large, expansive plots with generous green boundaries"
- 3.3. The CAA document, along with the wider Newark and Sherwood Local Plan, Supplementary Planning Policies and National Planning Policy Framework (NPPF) have been used

to inform the design response and justify the design decisions.

3.4. There are listed buildings in close proximity to the site including the Grade II listed The Lodge to the north east, the Grade II listed Oaklands to the south east, and the Grade II listed Church of Holy Trinity to the north.



Fig 2 – Aerial map of Bulcote. Conservation Area overlaid with red hatch, listed buildings within immediate proximity with blue triangles, and site outlined in red

- The house, it's driveway and immediate amenity grounds (As outlined in red of Fig 3 below)
- The open paddock space to the east of the site, adjacent to the Grade II listed house. This includes trees to the north and south, post & rail fence to the west and close boarded fence to the east with tall mature hedgerow behind.
- The paddock space to the west. Surrounding by trees and laid to lawn

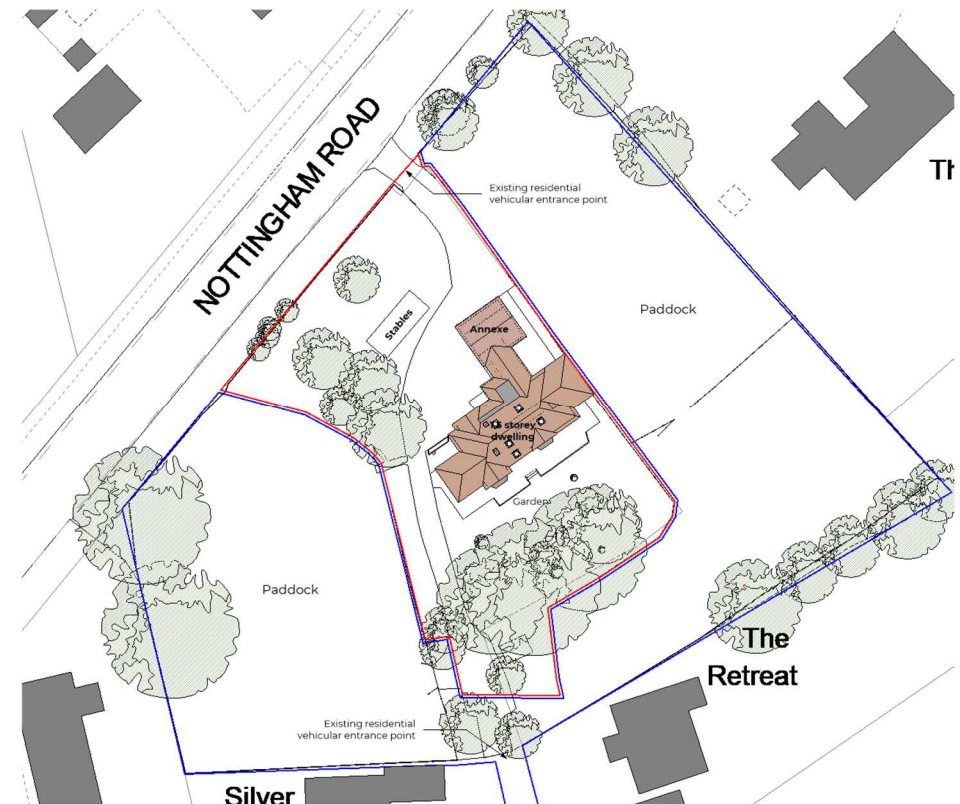


Fig 3 – Proposed Site Block plan

4. The Site and Property

4.1. The overall site is divided into 3 main elements:

4.2. The existing dwelling is 1.5 storeys in height, with the majority of the living and sleeping spaces at ground floor level. The first floor consists of an office/ bedroom with large attic storage space directly off it. This first floor benefits from an east-facing dormer window which appears to be a later addition and sits rather uncomfortably against what is otherwise a traditional pitched roof form.

4.3. The house itself is in a moderate condition, but would benefit from repairs and upgrades for future longevity and to improve the overall quality of accommodation.



Fig 4 – Redmays House

4.4. Directly to the north of the house is a combined garage/ stables buildings, which is generally used for ancillary storage in connection with the house at present. The building benefits from a large vaulted storage mezzanine in the roof space which appears to have been used recreationally in the past.

4.5. The garage/ stables are in a worsening condition, with localised roof damage visible from the north (which includes from the Nottingham Road public realm). Apart from the roof and windows, to a lesser extent, the building appears structurally sound and capable of continued use or repurposing following some general repair works.



Fig 5 – Redmays Garage/ Stable building

4.6. Both buildings have predominantly rendered walls, with red brick from window cill level down to the garage/ stable building and a painted brick damp proof course to the dwelling.

4.7. The stables roof has a plain red tile finish with black uPVC guttering fixed to painted fascia boards.

4.8. The dwelling has double-roman profiled red concrete roof tiles with a combination of painted eaves/ fascias and projecting rafter feet. Rainwater goods are half-round black uPVC guttering with circular downpipes.

4.9. The size of the buildings as existing are as follows:

- Existing Ground Floor Gross Internal Area: 181.3m²
- Existing First Floor Gross Internal Area: 42.6m²
- **Total Gross Internal Floor Area: 223.9m²**
- Existing Ground Floor Gross Area: 202.0m²
- Existing First Floor Gross Area: 44.5m²
- **Total Gross Floor Area: 246.5m²**

4.10. The property benefits from two long established means of vehicle access. The first is direct from Nottingham Road (Fig 6) to the north and the second from Old Main Road via Redmays Drive to the south. Both have been regularly used for access to the house and surrounding land.

4.11. The garage is visible at a glance from Nottingham Road, owing to its position nearest the road and the break in mature treeline. Reference should be made to Figure 6.

4.12. The house is set back further from the roadside and thanks to its chalet bungalow arrangement, has a ridgeline no higher than the garage/ stables. This means it is partially screened from the roadside.

4.13. Within the amenity garden to the south sits a brick-built shed, and to the north of the house is a purpose-built timber stables, which is currently used for general domestic storage.

4.14. There are two large paddocks within the curtilage of the site, one to the east is approximately 0.3ha in area, and the other west of the house is approximately 0.2ha.

4.15. There are a number of trees protected by Preservation Order to the north eastern boundary of the site. These are identified in the accompanying Arboricultural report.



Fig 6 – View towards Redmays from Nottingham Road

5. The Brief

5.1. The brief for alterations and extensions to the existing property are as follows:

- Provide a 3-bedroom family house, complete with master bedroom suite, games room and utilising the existing attic storage space.
- Create a connected annexe unit complete with small private amenity space.
- Provide a social congregation space for the client to host the wider family, to consist of large kitchen, dining space and social living area.
- Design the above with a view to improving the overall general aesthetic of the property.

- Improve the energy performance of the dwelling with greater insulation to the roof, more efficient heating system and consideration for renewable technology.

6. Bulcote NDP – Appendix F Village Design Guide (2019)

- 6.1. In order to inform a well-designed response to the brief, the proposal should consider both client requirements as well as wider location-specific constraints and opportunities. Pivotal to this is the need and desire to respect/ enhance the wider setting, of which the Bulcote Conservation Area is central. Good design promotes a sense of identity and wellbeing.
- 6.2. The Bulcote Neighbourhood Development Plan was written to help designers working within the Bulcote Parish to ensure their proposals support the character and identity of the village. It supports the policies set out in the Neighbourhood Development Plan (NDP), which forms part of the statutory planning framework for the determining Local Planning Authority.
- 6.3. This Plan has been considered throughout the design process and fed into the application response, which is elaborated upon further in Chapter 9.

7. Relevant Design Guidance and Planning Policies

- 7.1. The following policies have been considered as part of the research and design response for this application
 - Bulcote Conservation Area Appraisal 2001
 - Bulcote Neighbourhood Plan 2021
 - Bulcote NDP Village Design Guide
 - Conservation Area Appraisal
 - Buildings for Life 12

- Newark and Sherwood Core Strategy
- Allocations & Development Management DPD
- National Planning Policy Framework 2021
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Newark and Sherwood Residential Cycle and Car Parking Standards & Design Guide Supplementary Planning Document

8. Pre-application process and response

- 8.1. Two pre-applications were submitted in 2023
- 8.2. The first submission (Ref PREAPP/00080/23) was for *“the replacement of the existing dwelling and the erection of two new dwellings, one to the east and one to the west.”*
- 8.3. The second submission (Ref PREAPP/00144/23) was for *“Proposed alteration and extension. Proposed new infill dwelling as per previous application to West OR proposed residential annexe dwelling with enlarged residential curtilage.”*
- 8.4. Whilst the full application is not identical to either pre-application in totality, part of the submissions and responses are relevant.
- 8.5. The first pre-application was in part concerned with replacing the existing house with a new dwelling in its place. This full application seeks to utilise the existing property along with a number of alterations and extensions, instead of replace.
- 8.6. Part of the first pre-application response included: *“In respect to the principle of development, whilst the replacement of the existing dwelling and the creation of one infill plot to the south-west would be potentially acceptable this would only*

be provided that the replacement dwelling is not materially larger than the existing."

- 8.7. The increased floor area and extended footprint of the proposal has been considered in response to this comment, to ensure the updated dwelling is not materially larger than its current size.
- 8.8. The second pre-app included works to the existing property as well as a new dwelling/ annexe within the grounds to the west.
- 8.9. Part of the pre-application response included: *"When taken as a whole, the combined extensions (conservatory; side extension and link extension) including demolition would lead to an approximate increase of around 19% when taken in the context of the house and garage. Even if the elements were to be separated and the link considered as an extension to the garage and the other elements as extensions to the house, the % increases would still be around 22% even without demolition.*

Subject to precise details which would allow a thorough assessment of volume increases etc. I consider that the alterations and extensions to the existing dwelling could be considered as proportionate additions and therefore acceptable in principle."

- 8.10. Whilst the size of the additions have increased from what was submitted at pre-application stage, they are broadly in a similar position and overall the increase could still be considered as proportionate additions.

9. Proposed Alterations

9.1. Extensions and conversions

- The garage/ stables building has been sensitively converted to form part of the annexe unit. Existing

openings where possible have been utilised for replacement windows. Works will include internal insulation, additional roof insulation and a new raised/ insulated ground floor; bringing the property up to modern building regulations standards for converted buildings.

- The annexe will be linked to the host dwelling by way of a modest extension, in the same architectural language as the existing buildings. This link also forms the new annexe entrance and hallway.
- The main house includes single-storey extensions to the east and west sides. The position of these complements the existing roof shape, as an extension on the southern elevation would interrupt the double bay gable roof and create an incongruous addition. Consideration has also been made with regards to Root Protection Zones of the nearby trees, views out, privacy and the general fundamentals of good design
- The roof forms of the additions complement the existing shapes. They are recessed and subservient in nature, with stepped wall lines and dropped ridge heights.



Fig 7 – West Elevation as existing



Fig 8 – West Elevation as proposed, with subservient additions

9.2. Works and improvements to the existing property

- The house itself will include external and internal aesthetic improvements, creating a more attractive overall property not just for the occupants but for the wider Conservation Area. This includes repairs to brickwork, rendering, roof tiles, rainwater goods, and landscaping.
- At technical design stage, there will be a chance to review the thermal performance of the house. Internal improvements can then be made where necessary

9.3. Fenestration

- Windows and external doors to the extensions will be of a style and colour in keeping with the original property, creating cohesion between the various elements.
- The first floor dormer window has been removed and instead low-profile flush rooflights are inserted at first floor on the north and south-facing slopes to serve the two rooms.

9.4. Overall increase

- As denoted on the accompanying floor plans, the Gross Internal Area has risen from 223.9m² to 283.1m², which represents an increase of 26%.
- The Gross Building Footprint has risen from 246.5m² to 320.5m², which represents an increase of 30%.

9.5. Access and Parking

- Whilst the property currently benefits from two means of vehicle access, the entrance from Nottingham Road will be retained exclusively for the existing property. The other access will be reserved for a new dwelling which is being submitted for planning approval in parallel with this one.
- In accordance with Residential Cycle and Car Parking Standards & Design Guide SPD, the property should provide space for at least three vehicles and space for 3 cycles to be kept secure and under cover. The accompanying plans illustrate compliance with these requirements.

9.6. Amenity, Privacy and Landscaping

- The existing formal residential garden remains largely unchanged as part of the development.
- The alterations and extensions do not pose any privacy or overlooking concerns to surround properties given the distance to neighbouring properties being in excess of 35m as well as the extent of mature trees and hedgerows.
- The trees on site remain unaffected by the proposal, as is evident from the accompanying Arboricultural Report.

10. Conclusion

10.1. The proposal seeks to alter and extend an existing property within the Conservation Area, to improve its useability, its aesthetics, its longevity and environmental credentials.

10.2. The series of changes and design response has been carefully considered against the vernacular of the host dwelling and the wider Conservation Area.

10.3. The result of the efforts are not just a net benefit to the occupants but the wider Conservation Area.



Fig 9 – 3d model view of proposal