



**Mulberry Cottage
Church Walk
Wrington
North Somerset**

Conversion of Outhouse to Residential Dwelling – Planning Application

**Planning Design and Access Statement
November 2023**

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1.0 Introduction

This Statement supports a planning application, to convert an existing outbuilding into a residential dwelling in the village of Wrington. The structure subject to change is to the rear of Mulberry Cottage, Church Walk.

2.0 Context

Mulberry Cottage is located just south of the centre of Wrington, mid-way along Church Walk. Church Walk is a Cul-de-Sac leading from Silver Street, one of the main central roads within the village.

The site will not be accessed from Church Walk, but instead from a dedicated access via The Glebe.

The existing outhouse is curtilage listed, formerly part of the neighbouring listed building. It is stated as being a former printworks.

To form an opinion on the likely success of this revised proposal, the scheme documents have been appraised, along with a detailed site visit viewing the site from all vantage points, as well as undertaking an appraisal of the immediate surrounding area including the form and type of accommodation.

As a result of this assessment the opinion is that there is no significant harm arising from this scheme, it is in accordance with the relevant Development Plan policies, and that there are no apparent barriers to planning permission being granted.

3.0 Planning History

Individually, the site has some recorded planning history, with a successful application determined in 2001, comprising alterations to the exterior of the building, specifically blocking in previous openings and forming new ones.

4.0 Use and Amount

4.1 Existing Use and Amount

The existing structure is a large empty space, currently and formerly used for storage. Incoming supplies and waste services are already available to the structure. The building presents an expanse of room that is open, vacant and available for development.

4.1 Proposed Use and Amount

It is proposed to convert the existing structure, with as little disturbance to the existing fabric as possible. Working within the existing envelope, it is possible to provide a 1 ½ storey dwelling with four bedrooms and above average living area.

It is considered that the building provides an area for this development that is more than adequate in terms of size and shape. It is also located in an accessible and convenient position that will not affect the existing dwelling, Mulberry cottage.

5.0 Layout and Design

The footprint of the building will not be altered from its existing shape. There are no extensions proposed to the structure.

With the exception of alterations to provide fenestration and provide renewable energy sources, the exterior of the building will also remain largely untouched. The orientation and boundary positions dictate that all accommodation will face west, onto the existing garden area. The location also provides that there will be no overlooking to the adjacent buildings. The new boundary between Mulberry Cottage and the converted building has been carefully considered to ensure adequate and above average amenity space is available for the new and existing host property.

Internally, the building is a large open space, with a small mezzanine at one end over a kitchen/WC area. New works will comprise removal of the mezzanine, kitchen and WC, and construction of an internal insulated timber stud wall treatment, leaving the exterior walls in tact.

6.0 Scale and Massing

The scale of the converted building will remain as currently presented. No extensions or alterations are proposed beyond the existing envelope.

7.0 Materials

It is proposed that the roof and masonry exterior will remain as currently presented. Window and door replacements will be undertaken using the Alitherm Heritage range, with rooflights being from the velux heritage range. Details are provided in the scheme drawings.

8.0 Landscaping and Ecology

The existing landscaping at the site will largely remain undisturbed. A new road surface is planned to reach the converted building, including a parking area and paved patio area. These are indicated in the scheme drawings.

From the large number of trees present at the site, four trees are proposed to be removed. At least one of the proposed removals includes a dead tree. The type and position of the proposed tree removals is included in the arboricultural report, forming part of this application.

An ecologists report is also included in the scheme documentation, outlining survey findings and any measures advised.

9.0 Access

9.1 Existing Arrangements

The host property, Mulberry Cottage is accessed from Church Walk. The proposed site has a recently confirmed, but available access at the rear, via The Glebe. This access is viable, but not currently utilised.

9.2 Proposed Arrangements

It is proposed to use the available access via the Glebe, and as noted above, form an internal access road to the front of the converted property. A drop-kerb will be required where crossing from The Glebe into the new road, which will be dealt with separately. Road width, radius and construction specification will all be in accordance with authority guidance, and will require authority approval.

There are currently vehicles using the turning head leading to the entrance, for additional parking. The applicant wishes to provide a replacement area within the development to offset the loss of this parking, albeit informal. To this end, two spaces are allocated at the entrance to the site as shown on the proposed site plan.

10.0 Sustainability

10.1 Factors

To supplement the local authority core requirements for sustainable construction the design team have taken into account the main issues that contribute to the proposed developments overall sustainability.

Daylight

The proposed development will make good use of glazing to help maximise the use of daylight to all occupied areas, thus reducing the requirement for artificial lighting.

Lighting

It has been assumed within the calculations that all internal lighting will be low energy fittings. In order to be classified as a low energy light fitting, the fitting must have an efficiency of 60 lumens per circuit watt or higher.

In addition, all external security and safety lighting will be fitted with daylight and movement sensors.

Heating

The proposed heating and domestic hot water supplies are likely to be fed from a high efficiency gas-fired boiler feeding a wet system.

CHP has been considered as an alternative technology, however, as the building will have a low electricity demand, it is likely that the initial installation costs and the long payback will make this system cost prohibitive.

Ventilation

Due to the location of the development being within a coastal semi-rural area, it is not expected that a mechanical ventilation system will be used to provide fresh air to the occupied areas.

Water Usage

Where possible, sanitary fittings should be specified to minimise water use within the building. This can be achieved through the use of low flow rate fittings and low flush toilets

Materials

Where possible, it is proposed that construction materials will be purchased from sources that minimise carbon emissions and/or come from sustainable sources. The environmental policy and sustainability policy for each manufacturer shall be carefully considered before orders are placed.

Where possible, timber should be sourced that has Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification PEFC) certification. This is to ensure that the timber is legally and sustainably sourced.

District Heating

There are currently no connection opportunities to a district heating scheme within the area or immediate development.

10.2 Renewable technologies

A number of low carbon and renewable technologies have been considered for the proposed scheme. A summary of the suitability of each technology is listed as follows:

Solar PV

Solar PV lends itself to the proposed development with minimal obstruction and a significant available installation area. As such a 10% contribution towards the required energy demand is achievable by using this technology on its own.

Solar thermal

The proposed development would have low to medium hot water demand which, if sized correctly, lends itself to solar thermal. It is unlikely that the full 10% reduction in energy usage could be achieved with this system alone as a large area of solar thermal panels would be required to achieve this.

Air source heat pumps

Air source technology is a potential technology that could be used on the proposed development. The building is large enough to accommodate the externally mounted unit. However, the siting of the external unit could be problematic given the constraints and layout of the site.

Biomass

Biomass is a potential technology for the site however, space for fuel storage could be an issue within the development. Biomass boilers do not modulate as well as a conventional fuel boiler and would therefore require a constant heat demand to be sized correctly.

Ground source heat pumps

The energy demand of the proposed development would be suitable for ground source technology. Further investigation would be required into the area required for the external works and whether the Geology of the site is suitable.

Wind

The estimated wind speed for the location and surrounding obstructions do not lend itself to this technology.

10.3 Conclusion

With the inclusion of a suitably sized solar PV array, the proposed development can demonstrate a potential to reduce energy demand by greater than 10% over a baseline calculation

10.4 Other Notable Factors

Surface Water Run Off

Permeable surfaces around the proposed dwelling will remain, with any newly created area also being covered with a permeable surface.

The site is fairly level, and with necessary treatment to raise the site to a height above that recommended by the FRA, the site will be slightly elevated in comparison to the surrounding area, and consequently not at risk.

Waste

An area to the side of the dwelling will be designated for storage of domestic recycled material and general waste storage.

Management

The site is self-contained, and aside from the necessary site traffic, works should have little impact on the neighbouring community.

The site is fairly remote in comparison to those located in built-up areas. It is proposed that the site will be secured using appropriate site fencing.

Hours of construction should be contained to 7.30am to 6pm, Monday to Friday. 8am to 1pm during Saturdays and no construction activities on Sundays and Bank Holidays.