

WESBURY SUB-MENDIP Apple Rock



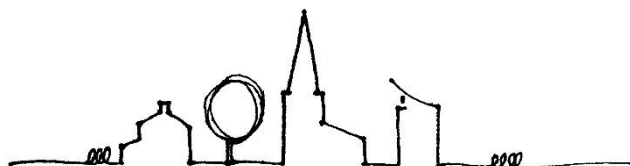
DESIGN & ACCESS STATEMENT

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Project No 0990

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**0869 COMPTON BISHOP Westover
Design and Access Statement**

CONTENTS

- 1 Introduction
- 2 Location and Layout
- 3 Proposals
- 4 Access
- 5 Heritage Statement
- 6 Summary
- 7 Photographs

1. Introduction

The property is a 1970s/80s brick built detached house, with mono pitched roofs and artificial stone walls. It sits with an elevated position on the road, accessed by steps.

A successful application for a loft conversion with rear dormer was made in April 2020 ref: 2020/0757/HSE. As a result of this proposal, conversion of the attic space provided two additional bedrooms and the sitting room was enlarged and now sits in the heart of the house.

The current proposal seeks to harmonise the appearance of the front elevation by replacing the existing reconstituted masonry cladding with natural rubble stone and insulated render to match other elevations. This proposal also looks to extend the front porch to provide more space for belongings upon entering and reduce the generous size of glazing on the front elevation which is known to cause overheating and privacy issues. In addition, this proposal seeks to replace modern windows with metal and timber casements and timber barn-style double garage doors.

2. Location and Layout

Westbury-sub-Mendip is a medium sized village just outside the Mendip Hills Area of Outstanding Natural Beauty. It is located along the A371, around five miles from Wells and six miles from Cheddar. Apple rock is situated on Old Ditch Road, within the Westbury-sub-Mendip conservation area.

The site is set into the hillside with views of the countryside to the rear and has a number of different levels within the house – the entrance being at a half level below the main living spaces. The front elevation is East facing, and the property has a fairly large garden at the rear.

The site has several properties in the immediate surrounding area, Denver House to the South and Christmas steps to the North. Each has their own character and fit nicely into the context of the conservation area. In contrast, Apple Rock is not in keeping with the local character.

3. Proposals

External alterations:

- Existing reconstituted masonry on the East and South elevations to be replaced with natural stone rubble cladding in areas and overclad with insulated render in areas.
- The size of existing window openings will be reduced in size to allow more privacy for the applicants and to reduce solar gain.
- Windows replaced with metal and timber windows throughout.
- Metal garage door to be replaced with timber barn-style doors in existing opening.
- Porch enlarged to provide ample space for belongings internally.
- 1 no. new roof light over entrance stair to living spaces.

Internal alterations:

- None.

4. Access

Access arrangements are unchanged by the proposals.

5. Heritage Statement

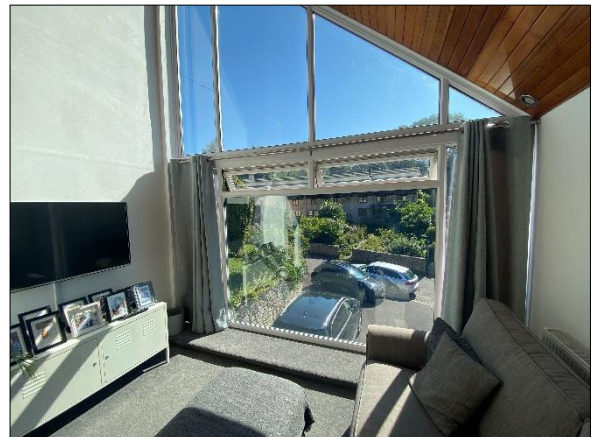
The house sits within the Westbury sub-Mendip conservation area but is not listed. The proposals aim to bring the property more in line with the character of the village and will enhance the appearance of the conservation area.

6. Summary

Minor changes are proposed to enable the future enjoyment of the building by the applicants.

Where appropriate, modern windows and other unsympathetic fabric are to be replaced with materials in line with the historic character of the conservation area. The effect on the conservation area therefore contributes positively to its setting.

7. Photographs



- Top Left: Front (East) elevation, as seen from the road. Large window to be reduced in size and replaced with metal and timber window with lead drip over.
- Top Right: Front (East) elevation, as seen from approach.
- Middle Left: Reconstituted masonry wall finish and existing porch. Existing masonry to be replaced with natural stone rubble cladding.
- Middle Right: Front (East) elevation, as seen from front garden showing oversized glazing.
- Bottom Left: Internal view of sitting room, showing oversized glazing. Cill height to be raised, reducing size of opening, and allowing for more privacy of occupants.

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Design and Access Statement**

Bottom Right: Internal view of sitting room, showing oversized glazing.



Top Left: Steps to front door from driveway. No proposed changes.

Top Right: View into front door, showing lack of storage for belongings, lack of circulation and poor natural lighting. New roof light proposed over to improve natural lighting internally.