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The Old Registry
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Design, Access & Heritage Statement for the single storey
side extension at 21 High Street, Hampton-in-Arden, Solihull.
B92 0AE.



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1.0 INTRODUCTION

This report has been prepared by R Williams of Williams Architectural on behalf of Mr & Mrs Evans (homeowner) to accompany a planning application for a single storey side extension and internal alterations at 21 High Street, Hampton-in-Arden. This report addresses built heritage aspects in relation to the demolition and construction of the bungalow. The design meets the requirements set out in the National Planning Policy Framework and has been designed in conjunction with Solihull local Plan.

This report provides an assessment of designated and non-designated heritage assets within the site and its vicinity and careful consideration of the impact of the proposed development upon their significance. However, due to the scale of the residential scheme it is felt some factors do not need to be addressed. Additionally, the limited nature of the works means that the significance of the built heritage assets within the vicinity will not be harmed. The main topics have been identified and consideration is given to matters such as character, appearance and residential amenity.

The scope and extent of the works will not affect the contribution of 21 High Street to the area, the character and appearance of which will be preserved. The character and scale of the dwelling will not be affected. This statement concludes that the proposed development represents a high quality residential scheme, will sit well within the site and provide high quality & required sustainable accommodation.

2.0 DESCRIPTION OF THE SITE

The application site lies within the heart of Hampton-in-Arden and has an area of 0.076 hectares. The site is on the High Street but the access is from a secondary entrance to the Hampton Manor Estate. There are dwellings neighbouring every side of the development site. The bungalow is currently vacant; it has been vacant for approximately 2 years. Access to the site is from the road; the existing vehicular entrance is slightly steep.

The surrounding area has a mixture of dwelling types. They are mostly two storey in height and detached. Front projecting gables are a common feature with brickwork and render as facing materials.

3.0 THE PROPOSAL

Currently there is a unoccupied and derelict bungalow on the site.

The current bungalow sits centrally within the plot. There is a significant increase in height/level from the bungalow to the High Street.

A feasibility study was carried out to ascertain the best form of development. We have looked at all neighbouring dwellings, height, aspect, rights to light and overlooking etc.

We are proposing to construct a single storey side extension which largely sits over the existing footprint of the timber built garage and the conservatory to the side.

The residential amenity to the rear will remain as existing. This is more than double the requirement as set out in sustainable design and supplementary planning guidance.

A study has been carried out to ascertain the impact, if any, on the relationship to neighbouring amenity. Core policy states that proposals should protect the amenity of residents and seek to improve their overall quality of life. The design and layout of the proposal has had due regard to the provisions of the local authorities SPD which sets out numerical guidelines wherever possible should seek to achieve. The proposal raises no issues in terms of height, mass and or its relationship to neighbouring dwellings.

4.0 CONCLUSION

The proposed residential development is of a complimentary and supportive use being in keeping with the Local Authorities Development Plan and will not detract from the overall environmental quality and characteristics of the local area. In fact, the use of similar townscape features exploited in the design strengthens the character of the local area.

The proposed development will not have an adverse impact on neighbouring residential amenity.

The Local Authority is requested to grant planning permission in favour of sustainable development set out in Core Policy of the Local Plan & NPPF 2021.