

PLANNING DESIGN & ACCESS STATEMENT

Proposed Extension to The Bell House, Lyddington



In Support of a Full Planning & Listed Building Application for the Extension to The Bell House,
Lyddington, Oakham

Project No. 5211
Date: October 2023

To be read alongside Heritage Impact Assessment prepared by Marrons.



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1.00 Project Introduction

1.01 This statement has been prepared by Corporate Architecture Limited in support of a Householder planning and Listed Building consent application for the improvement and ground floor and first floor extension to the rear of an existing detached listed building for Morgan and Chelsea Jones. The report will lay out the context for, and to explain the design principles behind the application. This Planning Statement will consider characteristics of the site in detail and the application proposed alongside any relevant planning policy assessing the scheme against these factors.

1.02 The Planning Compulsory Purchase Act (2004) (Section 42) requires a design and access statement to accompany applications for planning permission and listed building consent of this nature.

1.03 Paragraph 17 of the National Planning Policy Framework advises that securing high quality design is one of the core principles underpinning planning. National planning practice guidance also places great emphasis on the importance of good design noting that is an integral part of sustainable development. Good design is about creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of the future generations.

1.04 This Statement has been prepared in accordance with the requirements of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that special regard must be given by the Authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting. Its purpose is to explain the design principles and concepts that have been applied to the proposed works. Accompanying plans & statements have been prepared by Corporate Architecture Ltd on behalf of our client. This document directly refers to the Heritage Impact Assessment prepared by Marrons, this is attached to the planning application.

1.05 The application site comprises of a parcel of land in the heart of Lyddington with unbroken views out to the adjacent fields. The site made up of the Bell house, outbuildings and a large rear garden. The site sits 2.3km South-eastern of the historic market town of Uppingham, 8.5km north-west of Corby, with many other towns and villages within a 10km radius, Rutland Water is situated 8.5 km to the north of the site. Further information regarding the site location and heritage can be found within the aforementioned Heritage Impact Assessment prepared by Marrons.

1.06 It is important to assess the affect that any development proposal will have on people in the locality to ensure that there is no adverse effect on residential amenity or the character and appearance of the area.



Google Earth Ariel View of Lyddington with The Site Shown in Red.



Google Earth Ariel View of Lyddington with The Site Shown in Red.



Google Earth Ariel View of the Site in Red and Land Owned by the Client in Blue

2.00 Principle of Development

2.01 This family home lies east of the central Main Street of Lyddington, a historical village in Rutland, full of character and heritage. The Bell house is a substantial dwelling on The Green, set back from Main Street, providing a restricted view from the public. The application seeks to retain the Bell House's heritage whilst improving the space and layout to provide a comfortable living arrangement as the client's family grow older. The Layout amendments aim to rationalise the living space to suit the modern family lifestyle within the tight parameters of a listed building. The proposal consists of a rear extension without damaging the primary elevations as the proposal predominantly alters the modern 1997 extension to the historic core as shown in yellow within the floor plan attached. The application to extend 1997 is covered under planning and Listed building consent application reference F/1997/0150.

2.02

2.03

The three storey, Grade II Listed residential dwelling has been extended multiple times to form connected outbuildings over the last 300 years. The building is constructed of local materials, mainly Lyddington orange stone, Uppingham stone copings, colleyweston slate roof. As shown in the existing ground floor plan indicating the construction periods of different sections, There have been many iterations to the general layout with four key eras of development.

In terms of the effect of development on the character and appearance of the area, the proposed development would be of a high quality design and appearance and the development offers the opportunity to improve and enhance the appearance of the development site. Furthermore the extension of the Bell house will improve and establish the long term use for the main house and barn.

Accordingly, it is considered that whilst the character of the site changes slightly, the change would give rise to no adverse impacts in the wider area of this selective rural village.

Ancillary to the Main house is the late 18th century barn, extended in the 19th century. The Barn is undergoing a change in use to provide an annex to the main house. The Approved Application number being 2023/0595/FUL.

The Property forms a secured courtyard. With the proposal being to extend the property to the rear, views are protected by the existing

As discussed in further detail in section 5.00, the south-eastern proposal could potentially impact the views of number 3 The Green, therefore we have ensured that the existing garage shields the proposal from the view of the neighbouring property.



Existing Street View of the Application Site



Existing View From the Front Door of Number 3 The Green

3.00 Planning History

3.01 Following extensive research of the Rutland County Council Planning Archive, the following applications are related to the application site:

PLANNING APPLICATIONS

F/1997/0150 - Application Approved

Construction of a conservatory at rear of dwelling; erection of gazebo and changing room; provision of swimming pool.

L/1997/0151 - Application Approved

Alterations to enable construction of conservatory to rear of dwelling.

2023/0595/FUL - Application Approved

Conversion of the existing barn to a residential annex to the main dwelling

F/1997/0655 - Application Refused

Change of use of land from agricultural to residential to incorporate a swimming pool.

COMMUNITY ASSET TRANSFERS

2022/0333/CAT - Application Approved

Remove Winter-Flowering Cherry tree (T1) to just above ground level. Grind out stump of Winter-Flowering Cherry tree. Remove Cypress tree (T2) to just above ground level Grind out stump of Cypress tree. Remove Portugal Laurel tree (T3) to just above ground level Grind out stump of Portugal Laurel tree.

2020/1465/CAT - Application Approved

Reduce height of Irish Yews (T1, T2 & T3) to 2m. Fell 1 No. Irish Yew (T4)

CAT/2007/1138 - Application Approved

Pruning of a Yew tree

PTA/2005/0230 - Application Approved

Prune back 1 No. Purple Leaf Plum tree.

LISTED BUILDING APPLICATIONS

2023/0596/LBA - Application Approved

Conversion of the existing barn to a residential annex to the main dwelling

2018/0333/LBA - Application Approved

Conversion of redundant barn to residential use.

2018/0334/LBA - Application Approved

Conversion of redundant barn to residential use.

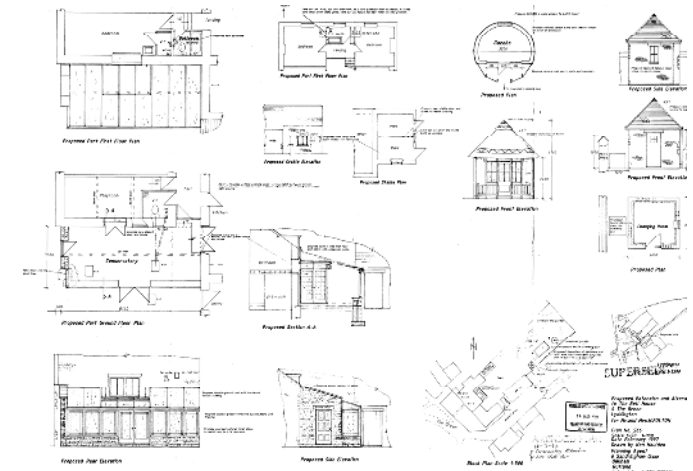
DISCHARGE OF CONDITIONS APPLICATIONS

2013/0622/DIS - Application Refused

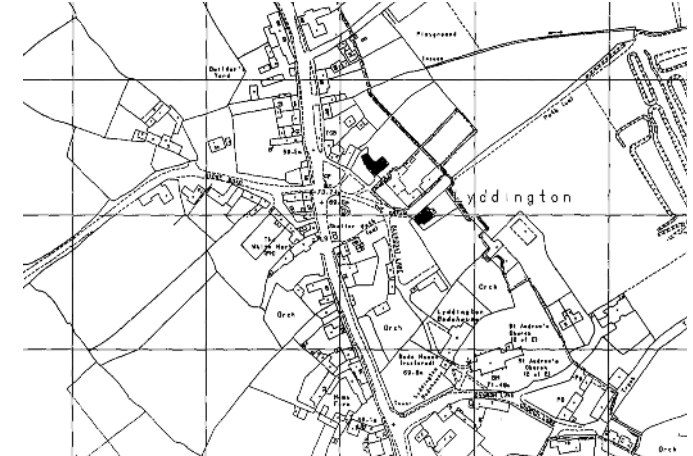
Discharge of conditions in relation to L/97/151/9/CC - Alterations to enable construction of conservatory to rear of dwelling.

2013/0621/DIS - Application Refused

Discharge of conditions in relation to F/97/0150/9/CC - Construction of a conservatory at rear of dwelling, erection of gazebo and changing room; provision of swimming pool; alterations.



F/1997/0150 Proposed Plans Attached to the Planning Application



Historic Location Plan of the Lyddington Prior to the Modern Extension



Image of the Modern Extension in November 2023

4.00 Accordance with the Development Plan

4.01 The proposal sits in accordance to section 1.3 of the Lyddington Conservation Area Character Appraisal and Management Proposals, which states that the purpose is not to prevent development yet to manage change to reflect the special character of the area with the council paying "special attention to the desirability of preserving or enhancing the character or appearance of a conservation area."

4.02 The scheme is classed as a minor development and therefore satisfies the Core Strategy which was adopted by Rutland County Council in July of 2011 where policy CS3 identifies Lyddington as a smaller service centre which can only accommodate a minor level of development where appropriate to the scale and character of the village.

4.03 According to section 2.3 of the Lyddington Conservation Area Character Appraisal and Management Proposals, Policy CS22 states that the quality and character of the built and historic environment will be conserved and enhanced, with particular protection given to conservation areas.

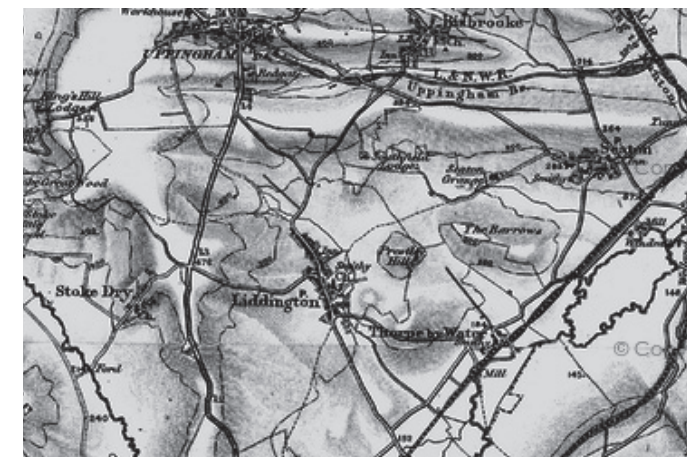
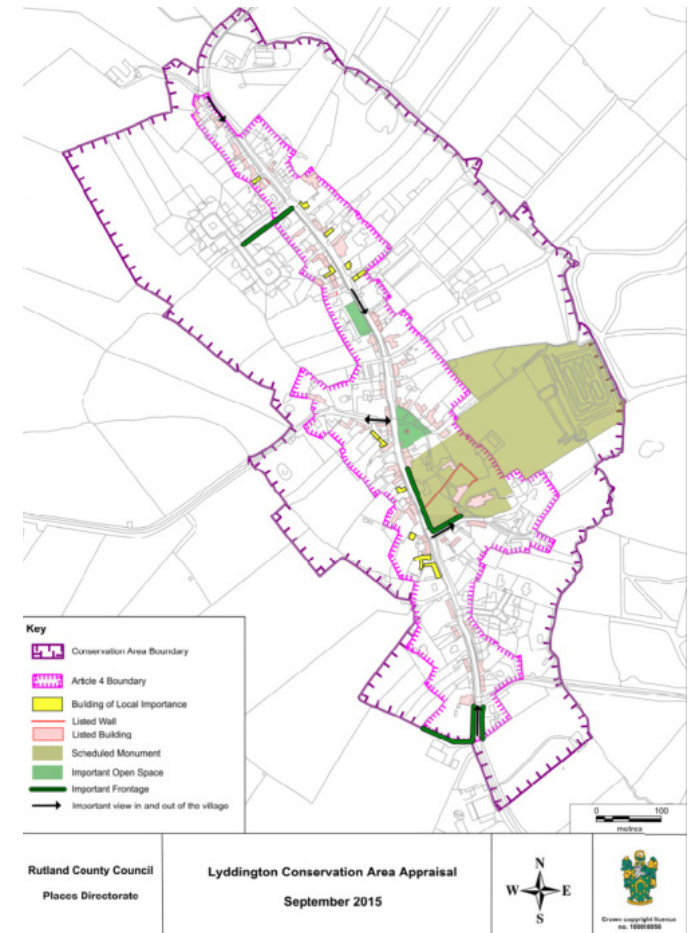
Measures to protect and enhance conservation areas include the production of management plans to identify and explain how the special interest will be preserved and enhanced and the use of Article 4 directions to control certain types of development which could cause harm to the special character and appearance of a conservation area.

4.04 Section 6.1 of the Lyddington Conservation Area Character Appraisal and Management Proposals lists the materials recorded throughout the village. "The distinctive appearance of the village is due to the consistent use of Ironstone for walling, usually in coursed rubble form but with dressed Ashlar used for higher status buildings.

4.05 Ironstone was quarried locally at Stoke Dry; a more durable, purple tinted Uppingham stone and Limestone was used on a number of buildings for quoins, lintels and, occasionally, for decorative bands to relieve the simple Ironstone walls."

The proposal complies with section 6.2 where the elevation layout is discussed. The Primary elevations of traditional buildings tend to have a simple, uncluttered appearance punctuated by relatively small window and door openings due to the apparent size constraints of timber lintels when they were constructed. The scheme follows this appearance pattern with sympathetic thin roof lines (section 6.3), relatively small windows and doors and large areas of open stonework.

4.06 The proposal does not impact the village's linear street pattern (section 11.1) due to the extension being to the rear of the property, maintaining medieval origin. The South-east front elevation opens directly onto The Green, therefore it is being maintained and preserved following section 11.2 defining the special interest. The proposal is also in accordance to 11.3 as it does not impact the visual harmony or the property's historic core.



Historic Map of "Lyddington"

4.07 The scheme follows the uniformity of walling and roofing materials. This reference also included mention of the majority 2-storey building height throughout the village As the Bell house exceeds this, there is opportunity to enable and manage modern head height expectations, whilst being respectfully below the existing ridge line.

5.00 Impact on Residential Amenity/Visual Amenity

5.01 As the site sits off of the Main street and the proposal being to the rear(north-east) of the property has been mindful not to impact on the historical front elevation, the scheme will have minimal impact on the street scene.

5.02 The field adjacent to the site features an existing footpath. The footpath falls across land that is owned by the client as represented within section 1.0 This will not be affected as part of the proposal however consideration has been made to judge how the proposal will impact the adjacent field.

5.03 A small extent of the proposal will be visible from the neighbouring property, Number 3 the green as their front elevation faces the Bell house's south-east side elevation. The existing garage within the Bell House Courtyard will however shield the majority of the extension, therefore having minimal and considered impact on the neighbouring property.

During construction, there will be likely disruption to number 3 The Green and access to the adjacent field, therefore the contractor is to ensure that site vehicles use the Bell house driveway, and do not block access to the field or neighbouring property.

5.04 As previously mentioned, the materials that are proposed within the scheme are to match those that are used on the existing building and throughout the village. Over time, the extension will blend into the existing Bell house and the contrast between the weathered orange lyddington stone and the new lyddington stone will significantly reduce.

The only window that could potentially impact the neighbouring property's privacy is the proposed first floor window on the north east elevation, however this will be blocked by the existing garage building as the ridge level sits above the window's head height. All ground floor windows within the extension are also blocked from direct view in to number 3.

The proposed scheme seeks to maintain the existing hierarchy between buildings, with the prominent ridge line being the Bell House's historic core, with the 19th century extension's ridge line falling just under. The proposed first floor extension has been designed to be sympathetic to both the existing garage ridge height and the existing hierarchy, and therefore the ridge line sits beneath the 19th century extension and roughly aligning with the existing garage ridge line.

The proposal has been designed to include sympathetic detailing and improve the visual amenity both in terms of the Clients and the surrounding properties.



View of the Existing Rear Elevation showing the interrupted heritage with the modern extension.



View of the Rear of Site from the Adjacent Footpath, field owned by the client.



View from The Green showing the Proximity Between the Bell House and Number 3

6.00 Design

6.01 Design Opportunities

The proposed area of development is within the rear courtyard and cannot be seen from The Green or Main Street.

The site is in flood zone 1 therefore not a flood risk

The proposal is primarily affecting the 1997 extension to the historic core.

Areas internally have already been disturbed within previous iterations to the Bell House. Improving the residents ability to use the building.

Client Brief

6.02 The proposed development includes the extension to the Bell House, a property that is thriving with history, with many extensions and adaptations since its original construction in the 18th Century. The alterations to the property have led to many level changes internally and an awkward arrangement.

The clients aim to preserve and enhance the core heritage element of the building with importance given to materials and design concepts in order to suit planning policy and conservation development plans. The aim of the extension is to harmoniously blend into the existing aesthetics whilst maintaining the visual hierarchy of the historic core.

6.03 Morgan and Chelsea Jones are seeking changes to their home to provide a more family friendly home for themselves and their children and to improve to the appearance of the rear elevation by replacing the outdated 1990's extension whilst rigidly respecting the Listed status of the Bell House.

The proposal is to remove the existing conservatory extension that was constructed in the 1990's and to replace this with a more aesthetically pleasing bespoke timber structure.

A modest extension to the first floor is proposed to provide an enlarged family bathroom together with an en suite bathroom to the main bedroom. Due to the many amendments and extensions to the Bell House, the layout has become disjointed, with many floor changes both to the ground and first floor.

6.04 Another aspect of the current house that Morgan and Chelsea had was the aspiration for a larger family bathroom with the current relatively modern arrangement being relatively small for the size of the house. A new en suite bathroom is off a modest sized main bedroom was desired.

An important aspect of the brief was not to detract and to improve the appearance of the existing house from their private garden. Another important part of the brief was for any new extension not a detriment to the views from the public domain including the adjacent public

Design Constraints

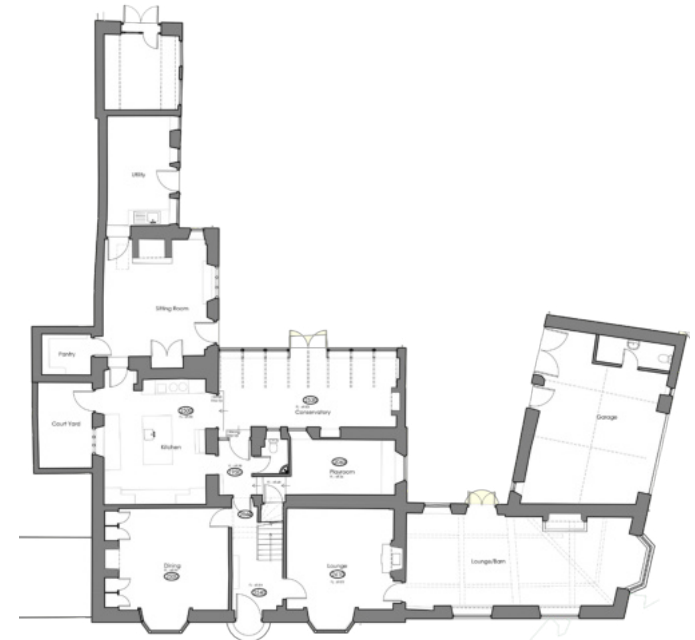
The site falls within the Lyddington Conservation Area.

The Bell House is a Grade II listed building

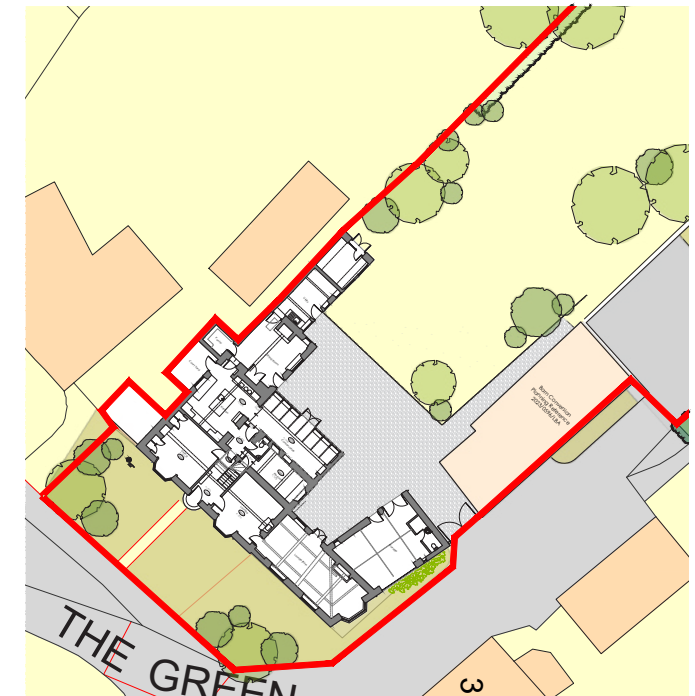
Adjacent Footpath to the site within land owned by the client.

Surrounding Listed buildings

Materials that can be used must be as existing



Existing Ground Floor Layout



Existing Courtyard Layout

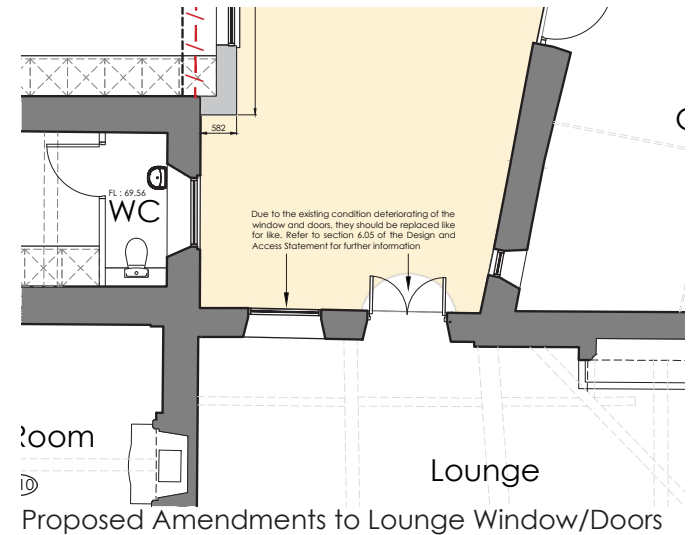
6.05 The existing main bedroom will also be altered to provide an en suite bathroom in keeping with modern aspirations whilst not interfering with the listed building.

Within the Application is the proposed like for like replacement and remedial works to the existing ground floor lounge doors as their condition deteriorates rapidly. The Doors were a later addition to the Historic core of the property and are on the rear elevation, covered from the street by the existing garage building.

The aim of replacing these specific windows and doors will significantly increase the thermal efficiency of the Late 18th Century extension to the historic core. The windows have been replaced since the original 18th century windows.

The proposal seeks to maintain the existing openings and replace the window and door like for like. A condition survey will be undertaken of the existing openings prior to commencement of works.

The existing window and external doors have been replaced and maintained since the 19th century updates to the property. The timber is painted white, therefore not looking out of place amongst the uPVC and stone windows the modern extension and original historical core of the building.



7.00 Use

7.01 The Application seeks Householder planning permission and Listed building consent within a conservation area to construct a first floor extension to the existing grade II listed Bell House, whilst demolishing the 20th century existing ground floor extension to provide a more sympathetic and historical rear elevation. The site falls along the main linear grouping of housing within Lyddington, which maintains the historic medieval village structure. The application aims to provide a more usable layout to the Bell House and to establish comfortable bedroom sizes for all family members.

As previously covered, the Barn, ancillary to the Bell House has been granted approval to convert into an annex style living space.

The proposal does not require any change in use or addition of bedroom numbers/car spaces. This is important due to the shared driveway with Number 3 and the adjacent field owned by the client. Both of these properties require 24/7 access.



Existing Deteriorating External Door Opening

8.00 Amount and Layout

8.01 The proposed extension and reconfiguration will provide the property with a more functional layout, whilst ensuring that the historic property can house families for many years to come, ensuring it's vibrant life moving forward. The proposed extension focuses on encouraging the use of existing spaces and creating a better integral flow throughout the property. All original access points to the site and the building itself are being retained or relocated as similar to the existing location as possible.

8.02 The Proposed Extension has been influenced by the existing building, with varying heights already existing throughout the property. The proposal has been carefully configured to maintain access to and views from the existing pedestrian footpath running adjacent to the site.

8.03 The platform of the site remained relatively unchanged during the 20th century, apart from the addition of a rear flat roofed conservatory in the 1990s, with dormer windows also being inserted in the 20th century, along with a number of other properties within The Green. There are no significant changes to the site plan from the proposal, all existing access points and hard/soft landscaping are unaffected by the scheme.

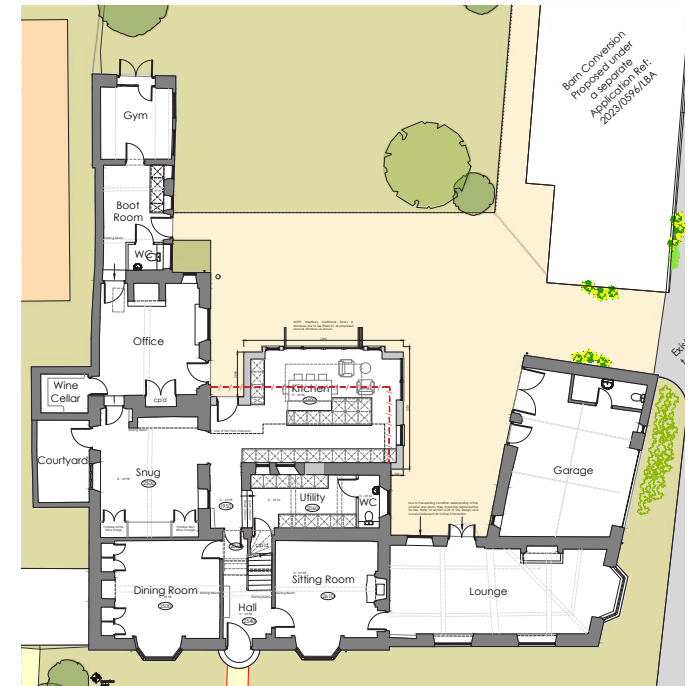
8.04 The scheme consists of replacement of the 1997 ground floor extension and first floor extension to the rear of the property, following the demolition of the existing conservatory, a later addition to the building. At ground floor level a new kitchen with a heritage-style roof lantern, specified from Westbury to match the proposed glazing that will overlook the rear garden to replace the existing conservatory. To the first floor, a new gabled extension will be constructed parallel to the existing rear range, whilst maintaining the existing historical walls as far as possible.

8.05 The extension will seek to provide a dressing room and en-suite to the master bedroom with minimal impact on the existing floor levels within the property. In addition, a flat roofed infill extension between two gabled ranges will provide a new, functional family bathroom to service bedrooms 2 & 3.

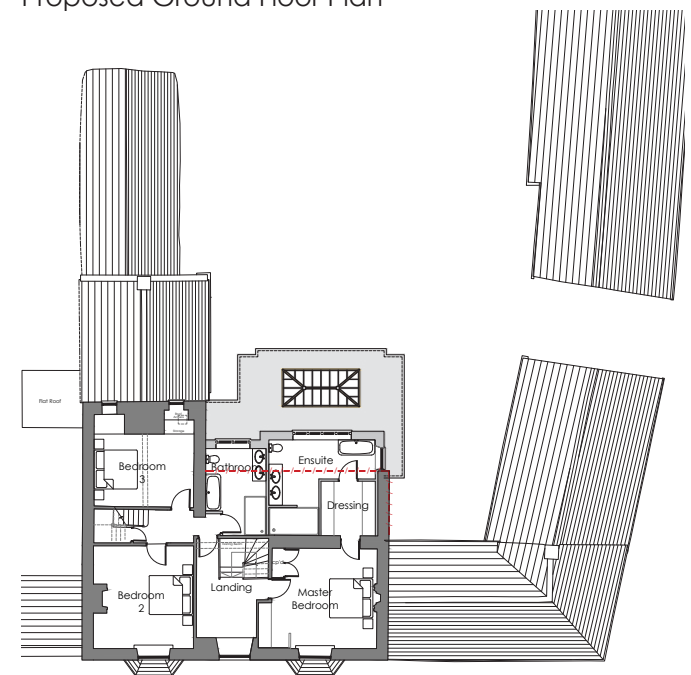
The proposal consists of materials and aesthetic considerations that are focused on the local heritage and vernacular. The external walls are to be constructed from a matching ironstone. The windows and doors will bespoke high quality timber joinery with a heritage lantern light. The roof will be a matching slate to the main house.

Note: The existing building lines are shown on the plans in red.

 Demolition Line



Proposed Ground Floor Plan



Proposed First Floor Plan

9.00 Scale and Massing

9.01 The proposed extension is located at the rear of the main house. There are no proposed alterations to the principle elevation located directly on The Green. The new extension at the rear of the house has carefully designed therefore there are minimal opportunities to view from public right of way due to being located behind the existing garage, the fully boarded timber gates, the barn and the existing site boundary treatment.

9.02 As shown in the dimensioned plan, the proposed extension only protrudes less than 2 meters from the line of the existing conservatory.

The extension has been designed to be sympathetic to the existing heights and ridge levels of the main house maintaining visual hierarchy, with all significant points sitting subservient to the existing house.

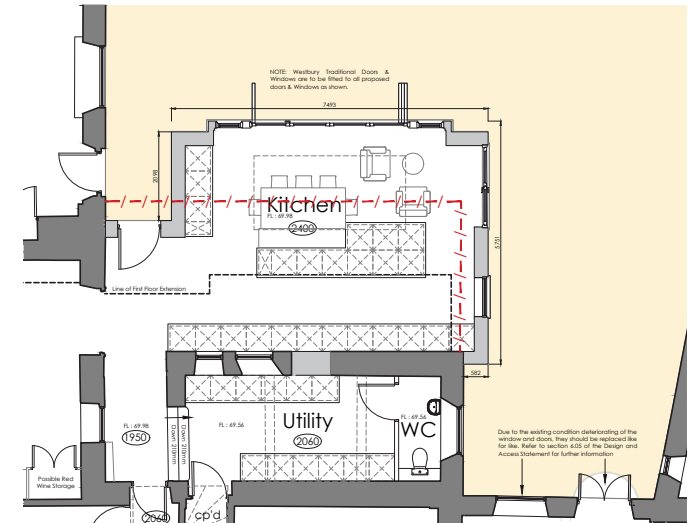
The proposed extension and reconfiguration will provide the property with a more functional layout, whilst ensuring that the historic property can accommodate families for many years to come.

The proposed extension focuses on encouraging the use of existing spaces and creating a better integral flow throughout the property.

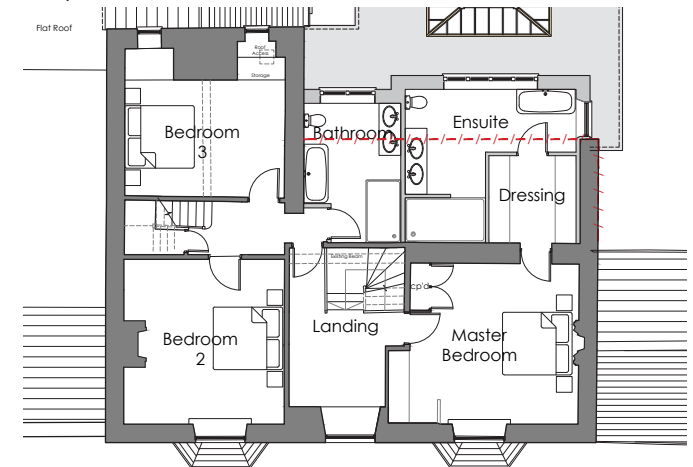
All original access points to the site and the building itself are being retained or relocated as similar to the existing location as possible.

The Proposed Extension has been influenced by the existing building, with varying heights already existing throughout the property. The proposal has been carefully configured to maintain access to and views from the existing pedestrian footpath running adjacent to the site.

As shown in the dimensioned plan, the proposed extension protrudes less than 2 meters from the 20th century extension that is proposed to be demolished with careful maintenance of the original wall that runs alongside the extension.



Proposed Ground Floor Plan Extract



Proposed First Floor Plan Extract



Proposed South-East Elevation
(Principle view from The Green)

10.00 Appearance

10.01 The Proposed scheme will not affect the setting of The Green due to the extension being to the rear of the property and not visible from the street scene.

The proposed extension is specified to be constructed with materials that have been locally sourced were possible.

The proposed wall material is Lyddington Orange Stone to match the existing walls. All materials within the proposal have been chosen to match those stored within the Historic England Listing [reference 1264472] of the Bell House as far as reasonably possible. These materials consisting of Ironstone ashlar, mostly of orange Lyddington stone, brown Uppingham stone quoins, bands and window surrounds, collyweston slate roof, stone coped gables, flanking ashlar chimneys and moulded cornices.

The scheme has been through many revisions and amendments in terms of its elevations. This is due to the historic nature of the Bell House within Lyddington. It is specifically important that the proposal embodies the heritage and appearance of the existing building and the local surroundings whilst having minimal impact on the vernacular.

The size of the development has been established by assessing the existing building hierarchy and scales of existing extensions to the historical core. The proposed ground floor and first floor extensions are inferior in the hierarchy than their existing counterparts.

As previously discussed within section 06.05, there is one location where the application replaces existing windows/Door, this being a direct result of the deterioration of existing lounge openings.

Westbury Joinery are renowned manufacturers of premium quality timber windows, doors and roof lanterns with attention to detail, design and durability.

The proposed scheme includes the addition of a Westbury heritage Roof Lantern. This roof light will provide attractive natural lighting, ventilation and a large aesthetic value. Adding natural light to a space will increase the health and well-being of the occupants along with the energy efficiency of the space due to reduced light and heating energy sources being required all year round.



Proposed Rear Elevation (North-East) Not visible from The Green



Proposed South-East Elevation (In front of existing garage)



Example Westbury Joinery Kitchen Extension



Example Westbury Joinery Kitchen Extension

11.00 Access

11.01 Access is a key aspect of design and the scheme must not negatively affect the existing access. The access to the site is via a shared driveway with Number 3 the Green and as farm access to the adjacent field. The Map below shows the interaction between the three plots and the shared driveway. The scheme will not affect the usage of the shared driveway and does not change the number of bedrooms to the Bell House, therefore not changing the car parking requirements of the property in its future ownership.

The proposed layout consists of a newly located back door, however due to the existing access points to the building, this is not predicted to affect the foot traffic or general access to the main house or out buildings.

The proposed scheme includes the addition of a door between the proposed "Gym" and the proposed "Boot room" to allow for access to all rooms without exiting the house and re-entering through another door. All historical existing doors will be retained within the scheme.

12.00 Landscaping

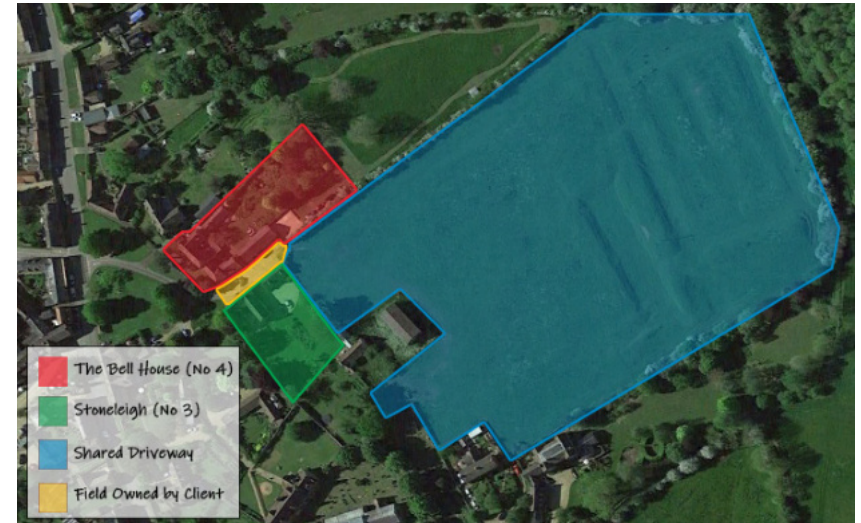
12.01 Although the scheme does not propose significant changes to the landscaping of the site, the hard landscaping will need to be adapted to wrap around the proposed extension and provide hard standing to the perimeter of the property. The proposed hard landscaping in the garden of the Bell House is to be an extension to the original as seen in the image to the left. The hard large aggregate resin bond finish paving currently stops prior to the existing modern section of the Bell house with feature stones used around the Garden. This will be extended to harmonise the existing landscaping with the proposed extension.

Desk top studies and a site visit have demonstrated that there is a large degree of visual enclosure to the site from the rear as demonstrated in the images attached. Note: these images were taken in November when the trees have the least coverage.

13.00 Arboricultural Matters

13.01 As previously stated within this statement the proposed replacement dwelling will not have any effect on the current mature trees as these provide an essential design to the Bell house.

No Trees will be harmed within the proposal and the root areas of existing trees are at a far enough distance that changes to the strata during or resulting from the construction, will not be within the vicinity of tree roots.



Map Showing Sites that Share the Driveway off The Green



View of Rear Garden Visual Enclosure - Landscaping



View of Barn to the North-East of the Application Site

14.00 Archaeology and Heritage Impact Assessment

14.01 The village is referred to as "Lidetone" in the Domesday survey of 1086. The name suggests Saxon origin, possibly "the tun or settlement by the River Hylde", and was probably a simple agricultural settlement run by an absentee landlord, possibly with a church and some form of manorial building. The settlement surrounded the village green, on slightly elevated ground between streams to avoid flooding.

14.02 As sourced from the English Heritage Official Listing - Grade II List Entry: 1264472
"The Bell House was listed on the 10th November 1955 House. Late C18, with later extensions to rear and right. Ironstone ashlar, mostly of orange Lyddington stone but with brown Uppingham stone quoins, bands and window surrounds. Collyweston slate roof, stone coped gables, flanking ashlar chimneys with moulded cornices. L-plan. 2 storeys and attic, 3 bays. First floor has 4-pane sashes with cambered stone lintels and key-blocks. Ground floor has late C19 canted bay windows with hipped concrete tile roofs and sashes. 2 C20 flat-roofed dormers with 3-light wooden casements. Central 6-panelled door with leaded rectangular fanlight, shaped flush key-block and 2 semi-circular stone steps. Later C18 single storey extension to right, formerly a stable, with hipped roof, 2 bays of C20 3-light barred wooden casements with stone lintels and key-blocks, and blocked doorway with stone surround to left. Attached to rear of this is a further outbuilding with slate roof, now a garage, probably C19 but with re-sited tablet dated 1772. To left of main house is a small extension with parapet. Rear of house has 2-panelled door to rear wing, C19 lean-to in angle, and stone and half-timbered extensions attached to gable of rear wing. Interior: left room on ground floor has large niches with 4-centred arches flanking fireplace, and spine beam with quirked ogee mouldings. Former stable has re-sited fireplace with moulded 4-centred arch and ashlar chimney."

14.03 Lyddington is an attractive, Rutland village and parish, is situated north-west slopes of the Welland valley. Mostly consisting of detached properties, many featuring the beautiful orange Lyddington stone, with common additions of Uppingham stone, and Collyweston slate. The bulk of the village's built environment is arranged in a linear manner along the mile long, meandering Main Street, which forms the settlement's central spine.

14.04 The following statement has been quoted from the "Lyddington Conservation Area Character Appraisal and Management Proposals" document that was published in September 2015 by Rutland County Council. -It is not the purpose of a conservation area to prevent development but to manage change to reflect the special character of the area. When making decisions on new development, the Council is required to pay "special attention to the desirability of preserving or enhancing the character or appearance of a conservation area"-.

14.05 As covered within Section 2 : historical development of the Heritage impact assessment, lyddington can be dated back to the 11th century and would have functioned as an agricultural economy, with the majority of the population engaging in farm work. The site falls under the NCA 93 (National character Area): High Leicestershire, for further detail please refer to page the Heritage Impact Assessment, section 1.7 National Character Area.

To be read in accordance with the Heritage Impact Assessment produced by Marrons 2023.



Plan Showing the Latest Stages of Development



Map Showing the Listed Buildings in Lyddington

15.00 Summary

15.01 The Bell House is a grade II listed dwelling house that dates back to C18 with later extensions and outbuildings. There is evidence that some form of the Bell House was established in medieval times within the original Lyddington settlement. The Bell House has a medieval historical core, with iterations that have been made throughout the last 300 years to extend or rearrange the layout. The original harmony has been disruptive many times and therefore the application does not proposed further disruption.

The Proposal consists of a rear ground floor and rear first floor extension to the property following the demolition of a modern conservatory.

This design and access statement puts forward a sound and logical argument that the proposed design will improve the quality of life for the occupants whilst preventing any detrimental impingement or harm to the Bell House or the visual amenity of the village.

The proposed extension maintains the primary elevation and historic/medieval core of the Bell house. The two rear elevations that are affected have been thoroughly thought through to match the original C18 Style of construction and materials in consultation with our heritage consultant.

The scheme recognises the importance of the street scene visible from The Green as the proposed heights have been calculated to sit far below the existing ridge heights and maintains the existing hierarchy of the rear(north-eastern) and side(south-eastern) elevations.

In Conclusion, the decision to extend the Bell house reflects a desire to ensure that the property remains used and maintained for many years to come, therefore preserving its heritage and conserving its positive impact on the village.

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