

## **HERITAGE, DESIGN & ACCESS STATEMENT**

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**To accompany a Householder Planning Application at:**

***8 PORTWAY AVENUE***

***WELLS***

***SOMERSET***

***BA5 2QF***

***Prepared for:***

***Mr S Huxter***

## 1. INTRODUCTION

Hill Reading Architects have been commissioned by the applicant to submit a householder planning application for the erection of a single-storey rear extension, a new access, and garden room at the back of the property.

## 2. HERITAGE STATEMENT

### 2.1 Assessment of Significance

8 Portway Avenue is located close to the centre of the City of Wells and within the close vicinity of St. Cuthbert's Church. The property is a detached dwelling and backs onto the nearby Filling Station on Chamberlain Street. It enjoys outstanding views of St. Cuthbert's Church Tower from the rear garden.

The property is not listed, although it does lie within the Wells Conservation area.



Fig.1 Front elevation view.

## 2.2 Design concept

The proposal seeks approval for the erection of a single-storey rear extension, new access and a new garden room. The proposed works will provide the occupant with a large open-plan kitchen, dining room and an additional bedroom/study, along with changes to the entrance of the property.

The extension has been designed to allow as much sunlight as possible by maximizing the amount of glazing to give the kitchen a much more welcoming environment while using overhangs to reduce solar gains during warmer seasons.

Special care has been taken on the surface treatment, maximizing the size of permeable surfaces to reduce the risk of flooding and mitigate the flow of rainwater on the site.

The materials palette comprises the use of a render finish to match the existing, composite cladding for the garden house and a single-ply flat roof system with dark grey aluminium overhang/detailing. Windows and doors will be in UPVC to match the existing and dark grey aluminium in the new parts of the development.

The existing rear-and-side extension will be demolished to give space for the new addition.

## 2.3 Justification

We consider the proposed works to have no detrimental impact on the Conservation Area while being very beneficial as it will improve and increase the current living accommodation, bringing the amenity space up to a standard that benefits the scale of the dwelling.

The proposal will be a clean and neat design intended to get the most out of the site through the scale, materials, layout, etc. Most of the proposed works are confined to the rear of the property meaning that the development will not have a significant impact on the street scene as the changes to the front are minimal, only affecting the front low wall and surface treatment.

## 3. DESIGN

The design aspect has been covered in the previous in the Heritage Statement, section 2.2.

## 4. ACCESS

A secondary street access will be provided, allowing an additional car parking space. The existing opening in the front low wall will be widened, proposing a dropped kerb and finishing the wall using stone and brick masonry to match the existing.

## 5. LANDSCAPING

The proposed landscaping to the front and rear of the property will improve the overall look of the dwelling. The scheme comprises a permeable surface area at front, hard standing at the sides, and soft landscaping at the back.

## 6. PHOTOGRAPHIC SCHEDULE



**Fig.2** View of the rear elevation and neighbouring properties.



**Fig.3** Closer view of the existing extension from the rear garden.



**Fig.4** Closer view of the existing extension from the side.



**Fig.4** View of the existing extension.



**Fig.5** Detail view of the existing extension's roof edge (Rear).



**Fig.6** Detail view of the existing extension's ridge.



**Fig.7** Detail view of the existing extension's roof edge (Front).



**Fig.8** Internal view of the existing extension.

## 7. BATS

Due to the nature of the existing extension to be demolished, it is considered that it is not possible for bats to roost.

The photos provided reveal the existing extension to be a very tight construction with no gaps or holes. The roof is made of profile fibre-cement sheets with no eaves, appearing to be quite solid, with no potential for ecological features.

## 8. CONCLUSION

It is considered that the proposed alterations and additions to the property will provide increased amenity space for the occupants whilst improving the setting of the dwelling.

We believe the development we have set out will improve the quality of life and the overall look of the property whilst maintaining the original features and matching the materials as much as possible to ensure it is in keeping with the main dwelling.

Consequently, it is considered that the proposal can be achieved in a sympathetic and respectful manner which causes no harm to the significance of the Conservation Area and is, therefore, deemed acceptable in principle.