

HERITAGE, DESIGN & ACCESS STATEMENT

To accompany a Householder Planning Application for Single Storey rear extension, Loft conversion and associated works and landscaping at:

*CHALFONT,
TOP ROAD,
WESTBURY-SUB-MENDIP,
BA5 1HY*

Prepared for:

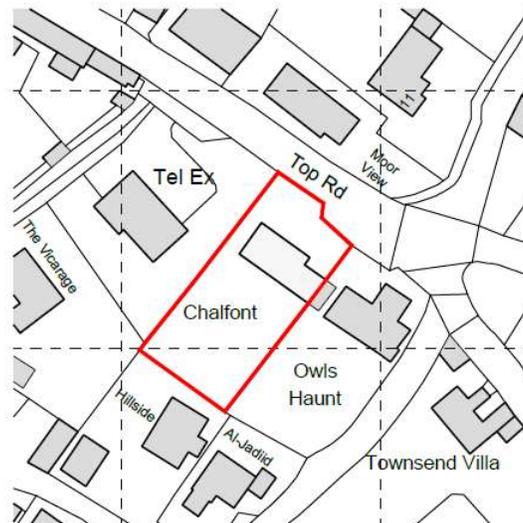
Mr R Ward & Ms N Capelli

1.INTRODUCTION

Hill Reading Architects have been commissioned by the applicant to submit a Householder Planning Application for the following proposed works at Chalfont:

- Erection of single storey rear extension
- Loft conversion
- Associated works & Landscaping

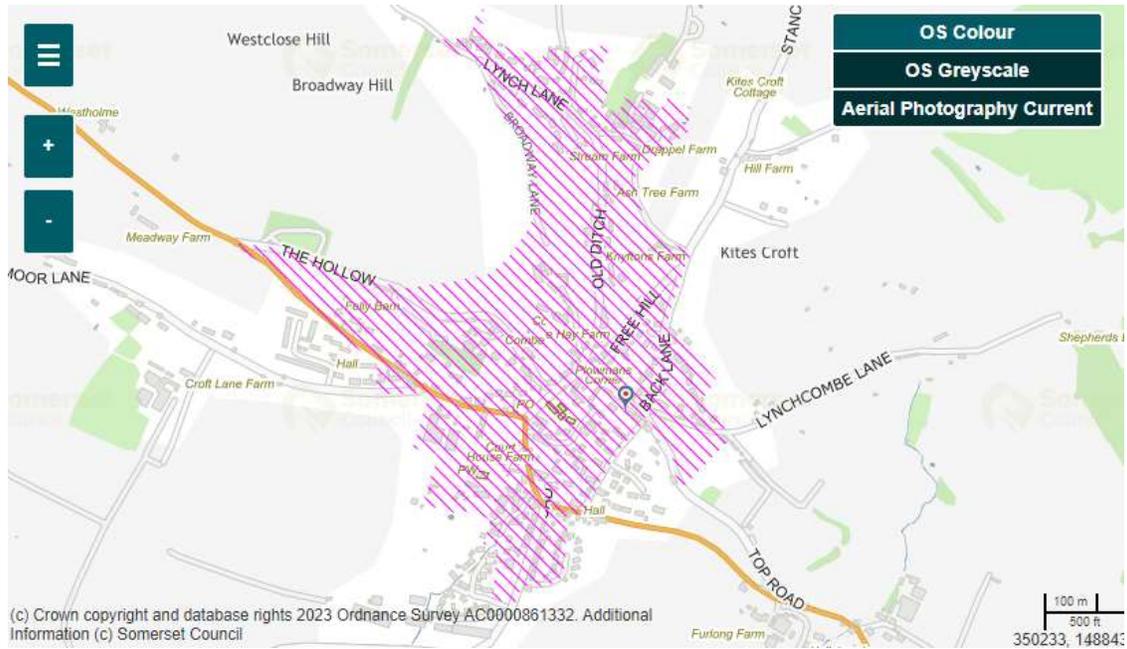
The property is a 3-bedroom bungalow located in Westbury-Sub-Mendip, Top Road.



Site Boundary (as shown in red) at Chalfont in Westbury-Sub-Mendip. Image sourced from accompanied plan **H6763 001** as provided by **Hill Reading Architects**.

2. CONTEXT

The property is not listed, nor is it within the curtilage of a listed building. However, it is situated within a designated conservation area as defined by the Somerset Council.



Westbury-Sub-Mendip conservation area (as shown within the pink hatched area) to which the application site lies, as provided by Somerset Council. Image sourced:

<https://maps.mendip.gov.uk/mycouncil.aspx>

The existing footprint of the property is a straight forward layout. The principle elevation is situated on the North East side providing access to the dwelling through the main entrance. The dwelling is a single storey property, finished with rendered and reconstituted stone walls, UPVC windows/doors & interlocking roof tiles. The materials mentioned are in keeping with the neighbouring bungalows which have similar finishes as Chalfont.

3. DESIGN AND JUSTIFICATION

The proposed developments at Chalfont are as follows;

- Single storey rear extension.
- Loft conversion, including new roof.
- Associated Terracing/Landscaping.
- Internal works.

The extensions will provide the occupants with a much needed designated dining area, which will greatly improve the existing flow and use of the main living space.

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The loft conversion will provide the occupants with an additional bedroom with an associated dressing room. The first floor will also have a study room and a family bathroom. This has been proposed to provide the occupants with further accommodation for the family and friends. To achieve an appropriate, building regulations compliant space with sufficient headheight, the existing roof will be replaced and raised slightly. As described on the associated submitted drawings.

The other proposed works involved with this development is the demolition of certain internal walls and the removal of an existing chimney. This has been done to ensure that the overall layout at ground floor level is well designed and free flowing, the removal of the fireplace and chimney has been done to maximise the available space within the proposed loft conversion.

The existing topography of the garden results in poor use of the space due to its steep nature. The proposed landscaping has been designed to create a more functional, but modest outdoor seating/patio area. The materials used to create the patio area, are all to match existing materials, for example, stone has been used as the wall finish and remaining at the same level as the existing.

All of the external finishes of the development at Chalfont will match the finishes of the host dwelling. This will result in minimal impact on the conservation area. All of the development is either internal or situated to the rear of the property, meaning that the works will not be visible from 'Top Road' nor will it have a detrimental impact on the surrounding area.

4.ASSESSMENT OF SIGNIFICANCE

We consider that the proposed works do not have a detrimental impact on the significance of the conservation area in which it lies. As previously mentioned throughout this document, we have ensured that the design of the development is a simple and modern design as well as keeping in mind the neighbouring properties and surrounding area. This has been achieved by matching the proposed finishes with the existing. We have incorporated the natural stone and rendered finishes to remain in keeping with the host dwelling, which can be shown on the images below:



Proposed rear elevation at Chalfont in Westbury-Sub-Mendip. Screenshot taken from accompanied drawing **H6763 100C** as provided by **Hill Reading Architects**.

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5.CONCLUSION

The proposed development at Chalfont will be hugely beneficial for the occupants. As mentioned within this document it will provide the occupants with a designated dining area, which will also result in a larger living area, this will be beneficial as it allows the family to accommodate more friends and family in a more spacious area, opposed to be restricted to a smaller living area.

A modest loft conversion, with minimal alterations to the principle elevation has been highly considered to mitigate detrimental impact to the conservation area, whilst greatly improving the internal series of spaces. The external development is predominantly to the rear of the property, as mentioned throughout this document. It is considered that all of the proposed development can be achieved in a sympathetic and respectful manner which has little to no impact on the conservation area. The works mentioned throughout will improve the existing property both internally and externally.