

1843 : **Grove House, Baltonsborough**

Design and Access Statement

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Revision: B

Grove House, Baltonsborough Design and Access Statement

Client: Robert Peto

Project Number: 1843

Revision	Description	Prepared by	Approved by	Date
*	Planning	AB	DDH	20.12.2023
A	Updating Site Boundary	AB	DDH	03.01.2024
B	Updating Site Boundary	AB	DDH	12.01.2024

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Enquiries to: Orme Ltd, Mill Farm Barns, Tuckers Lane, Baltonsborough, Glastonbury, BA6 8RH

Email: info@orme-architecture.com

Telephone: 01458 445 100

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Image Above | Site Location showing the site and neighbouring properties

1 - Introduction

1.0 Aims

The purpose of this Design and Access Statement is to support the planning application for a new extension and internal alterations to Grove House, Baltonsborough.

2 – Context

2.0 Site Location

The site lies to the north of Lubborn Lane, within the village of Baltonsborough. The existing dwelling is one of several built along Lubborn Lane. There are neighbouring residential properties to the north-east and south-west of the site, and grazing land to the north-west and south-east. Existing mature trees and hedgerow surrounding the site screen these properties.

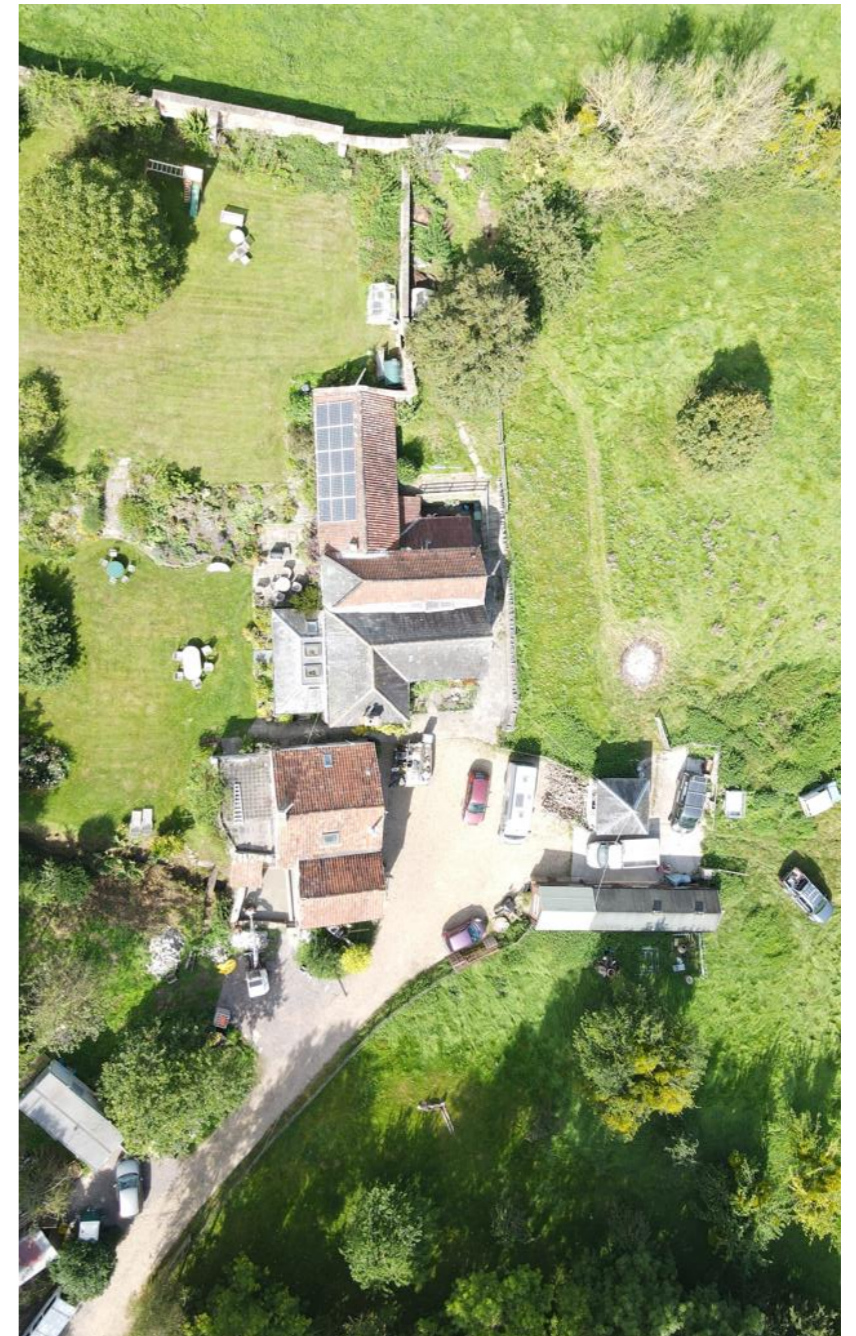
The house is built out of local stone and the roof has a combination of slate and clay rooftiles with brick chimney stacks. The area around the site slopes down towards the brook running from the north-east of the site towards the south-west.

2.1 Use

The site is currently residential and contains a five-bedroom house and annex, with sheds to the south-east of the site. The proposed use of the site will remain residential. The new extension will provide an additional open-plan kitchen/dining area as well as a connection between the existing studio and proposed extension.

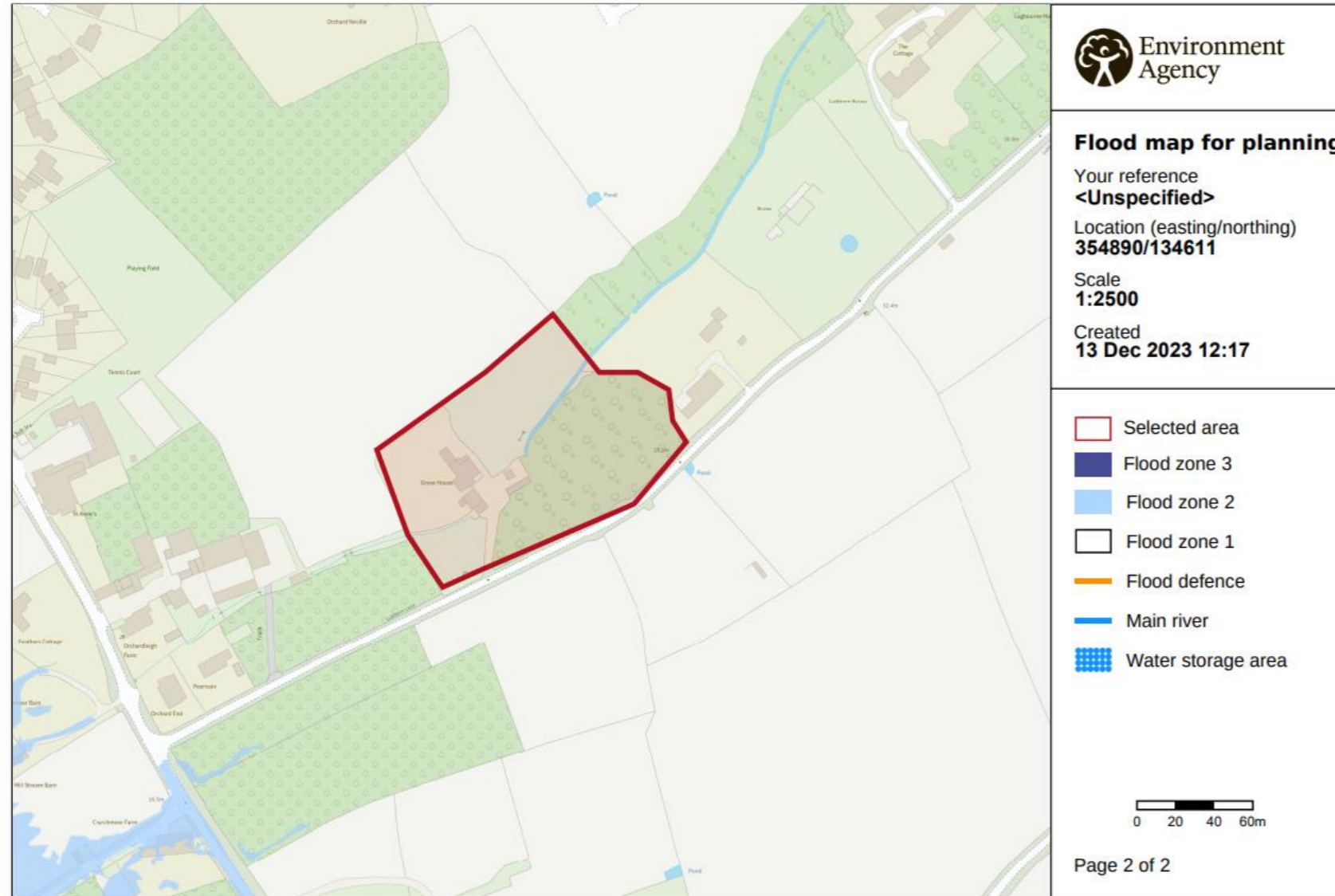
2 – The Existing Site

2.2 Site Photographs



2.3 Flood Map

The site is within flood zone 1 which is an area with low probability of flooding. Therefore, a flood risk assessment is not required.



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Image Above | Flood Risk map taken from Environment Agency

3 – Heritage Statement

3.0 – Surrounding Listed Buildings

Lubborn House

Grade II listed

Listing number – 1058845

Distance from site boundary– 230m

Former private house, now guest house. Early C1900 with possible C1700 / C1800 origins. Mostly local stone.

- *Due to the topography and distance between Lubborn House and the site there is limited visibility and therefore the proposal will not impact the existing house.*

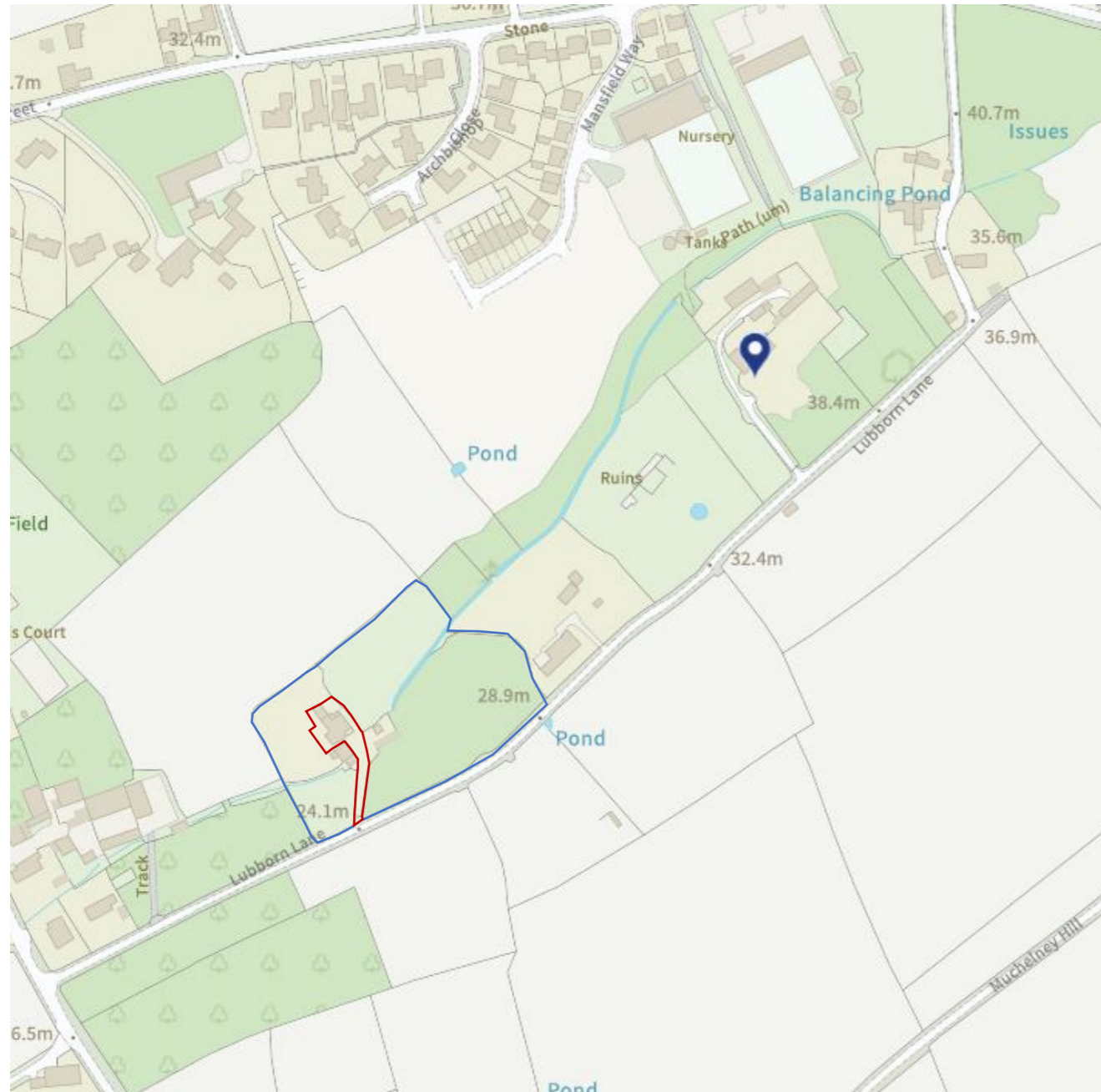


Image Above | Plan showing adjacent listed building to site



Image Above | Lubborn House

4 – Proposed Design

4.0 Site Layout

The proposed extension has been positioned to the north-east of the existing house, removing the existing extension and replacing it with a more considered design. The extension works with the site topography, utilising the change in level to hide the back of the ground floor extension within the landscape.

4.1 Access

The existing dwelling provides for 4 parking spaces on the hardstanding to the south of the house. This proposal does not change the amount of parking but moves 2 of the spaces to the south of the annex.

Adequate turning area has been provided to ensure that cars can enter and exit in a forward gear in accordance with Somerset County Council Parking Standards.



Image Above | Proposed site plan



Image Above | Proposed ground floor plan



Image Above | Proposed first floor plan

4 – Proposed Design

4.2 Existing Plans

The current ground floor does not utilise the site's potential due to the lack of views from the kitchen towards the brook. The current layout means from the entrance hall the only access into the kitchen is through a series of other rooms.

The original main entrance opens into a large hall. There is a secondary side entrance located on the north-east elevation. Currently the main access to the studio located on the first floor, is through an external separate access door to the north. The alternative route is through bedrooms 2 and 3 providing little privacy.

The first-floor plan accommodates 5 bedrooms with the master suite located on the south-west side. As with the ground floor many of these bedrooms have become through rooms with little connection and views of the gardens.

4 – Proposed Design

4.3 Proposed Layout



The proposed design introduces a large, open plan kitchen / dining space with a long views through the house. The placement on the north-east elevation takes advantage of the morning sunlight and views towards the brook. The existing access and front door remains with a new opening connecting the hall with the kitchen / dining area limiting the amount of through rooms. The repurposing of the utility into a snug/bedroom and wet room acts to future proof the dwelling providing a level access bedroom.

Within the new extension all the utility service spaces have been positioned hidden from view with external access.

The new first floor extension allows for an internal connection between the first-floor bedrooms and studio without having to go through other bedrooms. Glazing has been incorporated creating a double height space with a gallery landing looking down into the kitchen below. This landing provides access to all bedrooms without the need to go through adjacent bedrooms to maximise views towards the brook.

4 – Proposed Design

4.4 Proposed Scale

The proposal has been designed to be in keeping in scale with the existing property. The northern extension the roof ties in with the ridge and eaves of the existing studio. The lower single storey extension is pitched to the front elevation to tie in with existing character of the house. Tucked to the rear where the extension is cut into the landscape a green roof has been proposed to visually tie in with the surrounding landscape, reducing the scale.



Image Above | Proposed south-east elevation

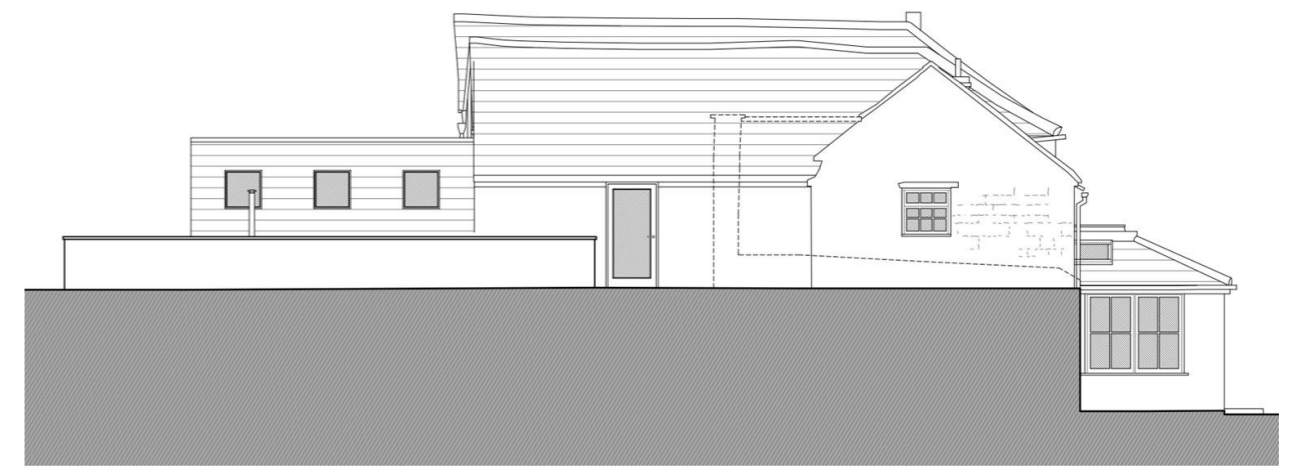


Image Above | Proposed north-west elevation



Image Above | Proposed north-east elevation



Image Above | Proposed south-west elevation

4 – Proposed Design

4.5 Proposed Materiality

The existing dwelling is built out of local stone and the roof has a combination of slate and clay roof tiles with brick chimney stacks. The proposal has been carefully designed to tie into the existing building. Stonework and detailing to match the existing is to be used to tie in with the house. The addition of more contemporary oak framed larger areas of glazing to the east take advantage of country views. The new smaller windows have been designed to proportionally match the existing house.



Image Above | Proposed south-east elevation



Image Above | Proposed north-east elevation

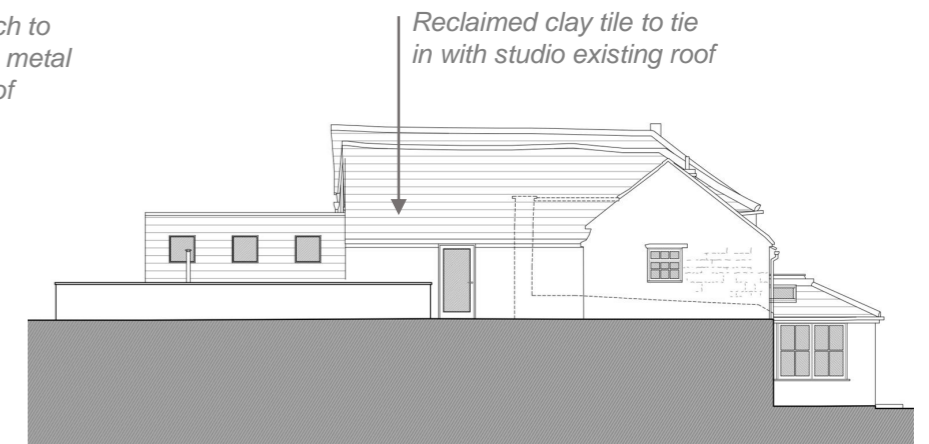
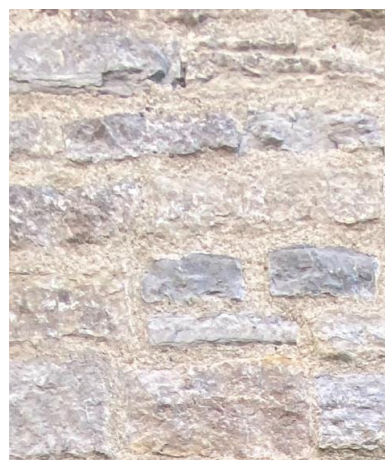


Image Above | Proposed north-west elevation



Local lias stone to match existing



Reclaimed clay tile



Slate tile



Windows and lintels to match existing



Gable Oak Frame Window



Timber frame porch with metal standing seam roof

5 – Conclusion

5.0 Conclusion

- The proposed architectural style and material are in keeping with the existing property and local area therefore in line with policy.
- The proposal enhances and resolves many issues that currently exist in the house to provide a functional home that maximises its position within the site, connecting to the surrounding garden.
- We feel the proposal is well designed and carefully considered to ensure it sits comfortably with the existing house. The increase in volume as demonstrated is appropriate and in proportion to the existing house scale. On this basis the application should be considered for approval.