

**DESIGN AND ACCESS
AND HERITAGE STATEMENT**

FOR

**SINGLE STOREY REAR AND SIDE
EXTENSIONS AND INTERIOR
ALTERATIONS**

AT

**12 CHURCH ROAD,
YATTON, BS49 4HH**

JLS Ref: JLS/2022/0081
Project Date: REV A 14/12/2023

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1. THE YATTON CONSERVATION AREA

Yatton is located 11 miles (18 km) south-west of Bristol. 12 Church Road is situated inside the Yatton settlement boundary within a Conservation area, close to The Church of St. Mary The Virgin (Grade I Listed Building).

The Yatton Conservation Area lies either side of 'High Street' which is the main road serving the village and linking the A370 with Clevedon. The Conservation area is situated to the south east of the village within an area that would have once been the heart of the community containing the Church and the War Memorial, cottages, low stone boundary walling and small businesses which still form part of the street scene

C20 infill dwellings have been erected fronting High Street within the Conservation area. Modern residential housing estates now surround the boundary of the conservation area on all sides. The village has continued to increase in size with new developments planned or currently being constructed north of the railway station. Development to the south and east of the village has made the villages of Yatton, Claverham and Cleeve almost continuous as far as the A370.

2. THE SITE

12 Church Road is a 2-storey dwellinghouse. We understand that the original building was built circa 1900. The property has been extended since, with a 2-storey rear extension being added in the late 1970's/early 1980's. A single storey rear extension and rear conservatory were added in the mid 2000's.

The original house has grey exterior stone walls which are visible on the front elevation. Front elevation first floor windows are surrounded by brickwork quoins with low-sprung brick arch lintels. The rear extension walls are finished in white render.

The property has twin-gable duo-pitched roofs, with red double roman clay tiles.

Windows and doors are white UPVC.

fig 1 (Front elevation)



fig 2 (Rear elevation)



3. DESIGN AND ACCESS

It is proposed to remove the existing single storey rear extension and rear conservatory, and to add a new single storey rear extension. The rear extension will comprise Utility, Dining, Sitting and Store. The rear extension will have rendered external walls and a pitched roof with Red Forticrete roof tiles to match the existing.

It is also proposed to add a single storey side extension to the east elevation to provide adequate size to the Study/Snug and room for new front to rear access corridor.

It is proposed to upgrade the thermal performance and sustainability of the property. Solar panels for renewable energy are proposed on the two south facing roofs. It is also proposed to add internal insulation to existing external walls and to install a heat pump.

The existing front driveway is to be re-graded to reduce the fall/gradient between the driveway and Church Road. It is also proposed to remove a section of existing boundary wall adjacent the highway and to install a dropped kerb.

Rear garden access will be maintained via the Store.

4. HERITAGE STATEMENT

The proposed extensions have been sympathetically designed without detracting from the characteristics of the existing building and its surroundings. It is also considered that there would be no detrimental impact on the setting and characteristics of the adjoining properties and surrounding heritage assets within the Yatton conservation area.

5. JUSTIFICATION OF WORKS

The proposed extensions will be more in keeping with the original house than the single storey extension and conservatory they replace. The proposed extension will be of modern construction to current thermal standards, which combined with the renewable energy proposals, will ensure the property is more sustainable.

The proposed dropped kerb and re-grading of the existing driveway will provide safer access to and from Church Road. Re-grading the existing driveway will also provide additional useable off-street parking space.