



Design Statement

**Proposed Outbuilding Extension
Dovecote House,
Weston**

January 2024

Introduction

This Design and Access statement is submitted as part and in support of the formal planning application made on behalf of the applicant Mr MacLauchlan.

The application site is Dovecote House, an existing family home located on Main Street, Weston.

The proposal is for a new outbuilding within the rear garden of the property.

Site Location and Setting

The property is located in Weston, a village north of Newark. The village is situated off the A1 allowing for excellent local county and wider country links.

The area is predominantly residential and has limited facilities and amenities within the immediate area.



Image – location Plan - NTS

Existing property

Dovecote House and the adjacent Pigeoncote are a Grade II listed building. The main dwelling is situated along Main Street, set behind a brick and railing boundary. The dwelling is constructed in brick with a tiled roof. The building is traditional in nature and is a good representation of the buildings constructed in the late Georgian period. The house is typical form and layout for the traditional family home with living accommodation to the ground floor and bedroom spaces to the upper floor levels.



Photo – existing Dovecot to the rear of the dwelling

Pedestrian and vehicular access is from Main Street with ample off street parking to the east side of the property.

To the rear of the property is a small walled allotment pace with an existing piggery building providing a division to the rear garden space.

The garden boundaries are defined by a mixture of hedges, fencing and brick walls.

Brief

The applicant wishes to create additional external storage to the property. The proposal would create a covered workshop space and garden equipment storage for the tools required to maintain the extensive garden and allotment areas.

There is also a requirement to provide covered storage areas for cycles and motorcycles. At present the external storage is limited to the existing piggery space which is constrained in size.



Photo – existing piggery out building

Pre application advice

A pre application was submitted for the proposal and the feedback received has been incorporated into the revised design and reflects the advice given.

Use

The current property is well established as a private residence. There are no plans to deviate from this use.

Amount

The application site is 1191 sq m. The existing property and outbuilding occupy an area of 156 sq m which is approximately 13% of the developable area.

The proposal looks to increase the overall footprint to 35 sq m. This equates to 16% of the overall development area.

National and local guidance advises that an extension will normally be granted providing the proposal would retain a reasonable amount of private open space.

The proposal takes a small amount of the existing garden space and does not affect the front or rear garden amenity.



Image – Proposed Site Plan - NTS

Design and Heritage impact

The Proposal looks to create external storage building by creating a new workshop building to sit along side the existing piggery building. The location reflects on the pre application advice and looks to create a dedicated garden area for storage and workshop use. The existing piggery requires some minor works to maintain the building, including refurbished fenestration and brickwork to be repointed which will be completed as part of the works.

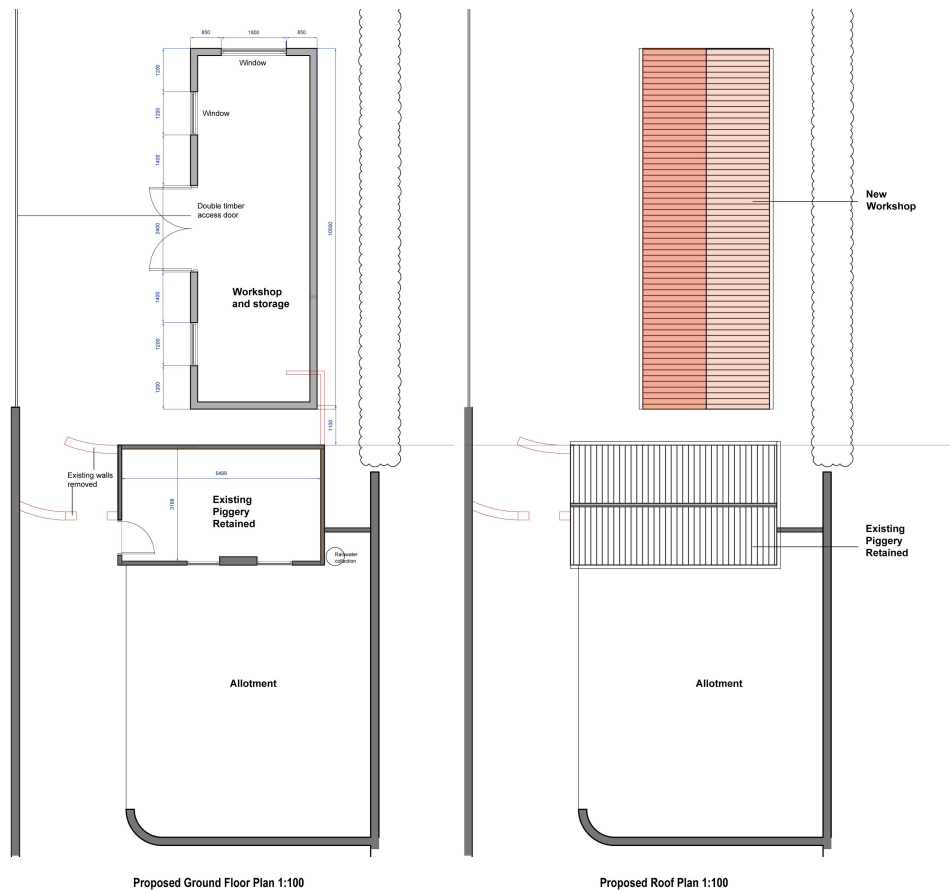


Image – Proposed Plans - NTS

The new extension to the rear of the building will be single storey and respect the current height of the piggery. The proposal looks to match the roof covering with the main elevations in timber with timber doors and windows.

The proposal has been significantly reduced in scale to reduce the impact on the surrounding area. The height is subservient to the piggery and positioned to the rear of the building helping to reduce the overall impact.

The more prominent roof material will match the existing piggery which assists to link the buildings together, with the main elevations of the extension in timber to reflect its secondary nature and compliment the primary existing brick elevations of the piggery.

In summary the new outbuilding should have minimal impact on the setting of the Dovecote House, due to the location and design and scale.

The proposal is within the grounds of the listed Dovecote dwelling and as such should be sympathetic in scale and design to reflect the nature of the existing vernacular. The proposal looks to do this by limiting the overall mass and scale.

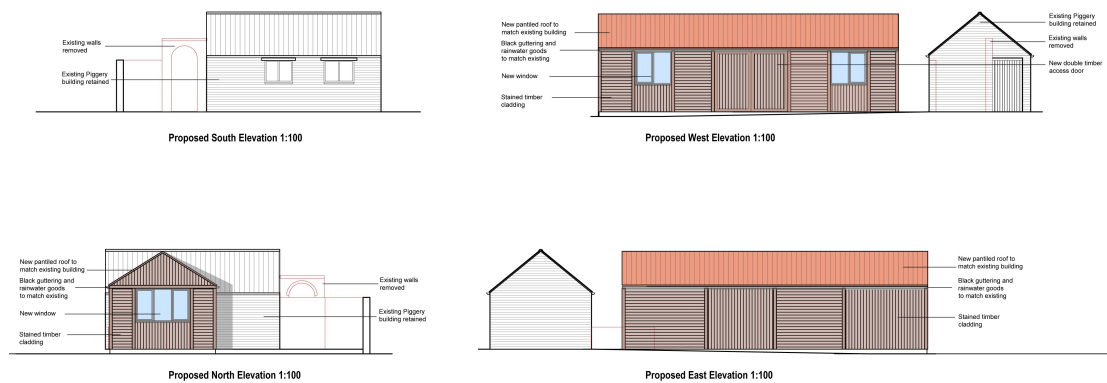


Image – Proposed Elevations - NTS

Landscaping and Amenity

At present there is a large garden to the rear of the existing dwelling. This is a typical garden containing areas of soft and hard landscaping.

The site of the proposed outbuilding will have little impact to the amenity space to the rear of the property and the dwelling benefits from a large garden area to the west of the property.

The extension has been positioned to have no effect on the existing trees and hedging in this location.

Vehicular access to the property is not affected by the proposals.