

Design, Access & Heritage Statement – for The Old Bakery, BA2 7LG – ref planning application 2024/0190/HSE – 21 Feb 2024

Design principles and concepts that have been applied to the proposed development

The design of the proposed improvements to the back addition of The Old Bakery has been done such that the visible impact to the surroundings is minimised. There are 2 aspects of the application: 1 – addition of roof lights, and 2 – modifications to the opening at the end of the back addition.

1 – Conservation grade rooflights have been proposed. These are intended to be fitted to a building of this age (in a conservation area), and many other surrounding rooves in the village also already feature conservation grade rooflights so these will be consistent. The position of the roof lights has been selected such that they allow light in to an internal stairwell, but do not provide a view over neighbouring properties as they are positioned well above standing height.

2 – The design of the opening proposed has been done to maintain as much of the original features of the building as possible – the new opening will be stone clad (re-using existing stone), and any (limited) steelwork that is exposed will be finished in neutral grey to make it less conspicuous. Any timber work that is added or replaced will be in keeping with what exists on the building itself or neighbouring properties. Finally, the location of the opening in the back addition is not viewed by any other neighbouring houses nor their gardens, and as such the visual change brought about by the development should be unnoticed by any neighbours.

Context Analysis

The proposed development was conceived and designed by the owners of the property, having lived within the village for around 3 years. This has allowed the applicants to become familiar with the general designs and visual aspects of housing in the village, and the proposed developments are designed to be as similar and consistent as possible with the surrounding buildings. None of the developments are visible from any highways in the village and so this will have no impact on the conservation area.

Amount

There is minimal building work incurred as a result of the proposals, and this should have limited impact on the surroundings.

Use

There is no change of use that will be brought about by the development.

Layout

There is no overall layout change involved in the proposed developments.

Scale

There will be no change in scale to the property.

Appearance

The change in appearance will be consistent with other buildings in the area, and there is very limited visual change that can be observed from buildings nearby (only the addition of conservation grade roof lights).

Landscaping

There is no change to landscaping proposed.

Access

In terms of access, the proposed development includes increasing the size of an existing opening in the property, and hence there are no significant impacts to the accessibility of the building (nor any changes to pedestrian / vehicular access to buildings nearby).