



ACCOMPANYING STATEMENTS

DESIGN

| ACCESS

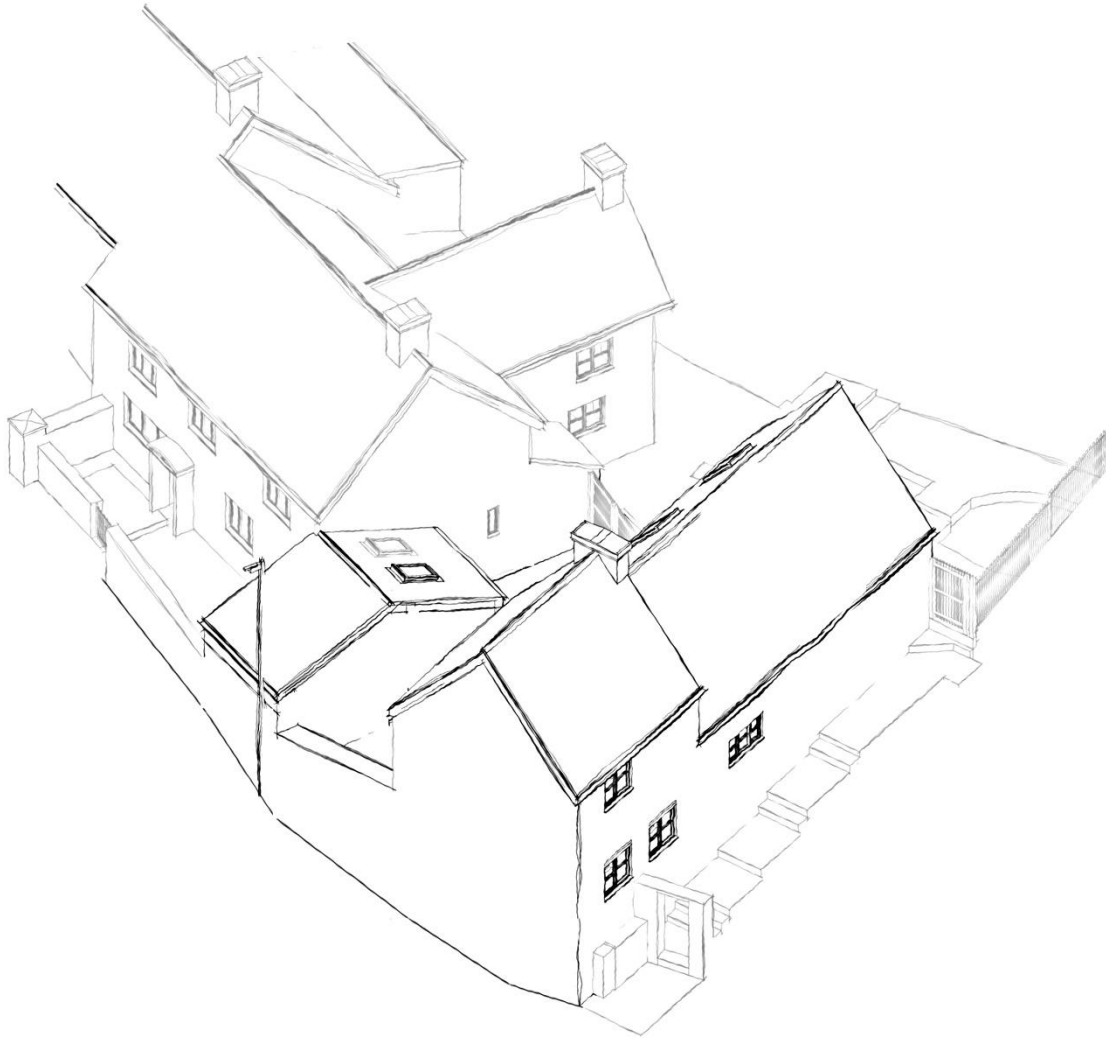
| PLANNING

| HERITAGE

studio@cuppaarchitects.co.uk

www.cuppaarchitects.co.uk

FEB 2024



Outbuilding Restoration, Extension & Barn Conversion

at MENDIP COTTAGE, 24 THE SCAURS,
WORLE, WESTON-SUPER-MARE, BS22 6QP

FTAO Case Officer & Heritage Officer, North Somerset Council Planning Department.

PRECIS

This application is a resubmission of a previous application for Householder Planning Permission and Listed Building Consents reference 23/P/1040/FUH and 23/P/1041/LBC in May 2023. The previous application was viewed favourably receiving support from Weston Town Council, Weston Civic Society, immediate and nearby neighbours who all welcomed the restoration of the derelict outbuilding and unused, partially boarded/blocked up barn. The appointed case officer acknowledged the positive aspects of the proposal and was minded to agree with the principles of development, but requested additional information for the implications on the property to be fully assessed and reviewed by the heritage officer at North Somerset Council. It was suggested that the application be withdrawn and resubmitted within a year to enable sufficient time to compile the additional information and make adjustments to the scheme following the case officer and heritage officers initial feedback and input. These adjustments and additional information have now been undertaken following return visits and discussions with the applicants and form the application package as submitted February 2024.

PROEJCT OVERVIEW

The enclosed information is to be read in conjunction with both the householder planning application, and listed building consent submitted to North Somerset Council for the proposed restoration and extension of the existing derelict lean-to outbuilding, and the additional conversion of the existing detached barn outbuilding to form ancillary accommodation at Mendip Cottage, 24 The Scaurs, Worle.

Although the main house is a Grade II listed building, and falls within the Worle Village Conservation Area, no demolition work is proposed to this property, and only minimal works to previously adapted more contemporary elements are proposed to the listed property (the main house) itself. The primary work being the proposal to restore and extend the currently derelict outbuilding attached to Mendip Cottage, along with a restoration and conversion of the stand-alone detached barn outbuilding within its grounds.

The occupiers have lived in the property for 33 years decades, during which time they have carried out much improvement work and careful maintenance, ensuring the listed building's integrity and protected status remain. Unfortunately, the outbuildings and additions on site have suffered from both storm damage, aging and subsequent ingress leading to full dilapidation of the adjoining lean-to barn to the front right-hand corner of the main cottage. Emergency works were undertaken at the time to prevent the highway being blocked with rubble, and to ensure ongoing safety, but works have not been proposed or possible to pursue further until now.

The owners have no wish to move away from the area, or this, their family home of several decades, preferring instead to carry out modest, and highly considered restoration, extension and conversion works to improve the usage of the property in relation to family life, and restore the former attached and detached outbuildings to usable, functional and aesthetically pleasing form.

PLANNING OVERVIEW

The building and curtilage reside within the Worle Village Conservation Area, and Mendip Cottage is Grade II listed. It is attached to another Grade II listed building 'The Bell House'. The existing barn that falls within the grounds of the property is not listed nor has any mention within the Historic England listing or documents, but falls within the curtilage of the main house and predates July 1948, therefore is being treated as part of the design as falling within curtilage listing based on the current legislative provision in the Planning (Listed Buildings and Conservation Areas) Act 1990 (S.1[5]).

The application property or its grounds do not fall within any Area of Outstanding Natural Beauty (AONB) or Green Belt, Sites of Special Scientific Interest (SSSI), Nature Conservation or Specialist Wildlife site and does not have any trees listed under Tree Protection Orders (TPOs).



[Front view of Mendip Cottage, adjoining neighbour, dilapidated outbuilding- image copyright Sofia Feltham (2022) c/o Historic England.]

EXISTING PROPERTY OVERVIEW, HERITAGE + CONTEXT

Mendip Cottage is located at 24 The Scaurs, Worle, Weston-super-Mare at the junction of The Scaurs, Church Road & Lower Kewstoke Road. It is a two-storey, semi-detached cottage in the traditional C17 Somerset Yeoman style that has been extended and altered numerous times over its varied history as a dwellinghouse.

The main building comprises Mendip Cottage (#24 The Scaurs) and The Bell House (#2 Kewstoke Road) is a Grade II heritage listed property, originating as a single, larger two-storey dwellinghouse, now subdivided into two, two-storey dwellings with various extensions and accompanying private grounds and outbuildings.

EXISTING PROPERTY OVERVIEW, HERITAGE + CONTEXT continued...

The main cottage's external walls were originally stonework but the main front elevation and returning side elevation have been rendered since 2001, with the rear extension structures rendered also. The main roof finished with slates to the primary 'front' elevation, and clay double-roman tiles to the rear of the main house, plus the roof of the additions, outbuildings and detached barn. The several extensions to the side and rear comprise a combination of smooth render, roughcast render, and exposed, dressed, uncoursed, random rubble stonework masonry, with a combination of slate, and clay tiles to the roofing. To the front, highway-facing façade, there are regular, cottage-style windows with the right-hand ground floor retaining its original mullion. To the rear, sides and across the extensions, additions and outbuildings of the property, windows have been replaced with modern casements in various styles, finishes and materials, primarily timber. A bespoke entrance porch has been added at an unknown, much later date. Internally the listing acknowledges the chamfered and stopped timber beams, some original internal doors, and a winder staircase.

The original property historically had a stone barn lean-to at the front, right-hand corner of the cottage, adjoining and including the stone boundary wall adjacent to the main highway of The Scaurs. Although unlikely to be an original part of the cottage, the origins of this barn pre-date its listing and any anecdotal information from the applicant's ownership of the past several decades. During the last 30 years, the unmaintained, notably storm-damaged, tiled roof has suffered from weather and water ingress slowly deteriorated to the point where this has fully collapsed, leaving nothing today other than remnants of a couple of temporary jack rafters to stabilise the building. This collapse reduced the triangulation and structural integrity and resulted in part of the outer walls, and boundary walls collapsing into the street previously. This was addressed in emergency terms at the time, to clear the road and make safe however possible, but the form of the barn, its gables, former openings and roof are collapsed and lay derelict.

The detached barn sits within the curtilage of the main house and is separated by a rear garden and tiered courtyard laid to a combination of stone paving, and loose shingle. The barn is typical of its age and form, with rubble-stone walls, a tamped concrete slab floor, a tiled-pitched roof over the majority of the space, and a two-storey section to the end nearest the highway that would typically been used as a storage loft. The side elevations of the barn have several windows and openings that have been closed off, overgrown or hastily infilled with a variety of materials that were available at the time where it was required to be made safe, secure, and weatherproof, including concrete blockwork or timber. A window to the main barn area has been sensitively restored with a timber framed, triple unit window with opening casements and window bars, complimentary to those in the main house and inkeeping with the Somerset rural style.

A selection of captioned images of the property, it's grounds and setting have been included in an appendix on this document for reference – site visits would also be recommended if the officer deems it suitable, with access available with prior arrangement with the clients / applicants.

OVERVIEW, PRINCIPLES + CONCEPTS

The principles + driving concepts behind this project are to restore, maintain and promote the integrity and positive features of the existing original building, whilst create a considered, functional addition to its rear, and making the most of the existing unused barn in one consistent, holistic approach. The overall scheme removes some of the negative features (including addressing the damaged, derelict and dilapidated status of the existing buildings, the emergency repairs, and modern infills) that have accrued over the buildings more recent history and it is hoped that this project assists in setting a positive precedent of how a well-maintained property and considerate development can be achieved within the wider area of the Worle Conservation Area.

OVERVIEW, PRINCIPLES + CONCEPTS continued...

The applicants are embracing this opportunity to restore and revitalise a building with character and history, and maximise this by choosing to reinstate architectural quality that enhances the quality of the street and property. The context and setting of this project are both key, and along with creating the functional, useful spaces required for the applicants, are the drivers for the proposal– the materials, form and layout are the result of responding to both the immediate context of the building, and the proposed extension looks to ensure no harmful impacts upon the special character of the conservation area. This project looks to address these matters with a considered quality and holistic approach to both extension, alteration, repair and façade improvements.

SUMMARY OF PROPOSED WORKS

The applicant owners operate a family-run, traditional stonemasons, serving the local area and specialising in memorials and inscription. Although all manufacturing and production is undertaken at a dedicated location away from home, the current front garden is used to store and display potential headstones for potential clients to view, with discussions for services taking place in the family lounge.

Part of the proposed works would be to restore the collapsed barn, put on a new roof, line-out for thermal and weatherproofing suitable for occupation and create a modest extension to the rear of it to make a useable space; thus, creating a small home office, without having to subdivide or adapt the original listed building. By restoring an access door to this, it would enable a dedicated entrance to the home office and the existing hidden courtyard would become the area to display headstones, returning the front garden area to be access only. By changing an existing (non-original, modern casement) side window into a door opening, this would allow essential access to the home-office from the property, without having to go outside, and a pair of glazed doors in the extended part of the barn allow access to the existing rear courtyard, situated between the main house, and the detached barn (also to be restored and converted).

The proposed detached barn is currently used as a socialising space for the younger members of the family as well as storage area. It contains a snooker table and fitness equipment and although secure, and sheltered from the weather due to roof repair work over the past 20+ years, it is not suitable for habitation without various conversion works. It is proposed that the conversion to form ancillary accommodation, would allow the (young adult) relatives of the applicants to have a level of independent living, without having to continue living in the main cottage. It is important to the applicants that this building is utilised so to have function and not fall into disuse and disrepair as happened with the barn attached to the main cottage.

PROPOSED DESIGN + METHODOLOGY**Overview**

No demolition works are proposed and minimal alteration works are proposed to the listed property (the main house) itself, with the primary work being a proposal to restore the currently derelict outbuilding attached front and side extension to Mendip Cottage, and the stand-alone detached barn outbuilding within its grounds.

The proposed works can be summarised into two main phases – 1) Derelict outbuilding restoration and extension, and 2) Detached barn conversion. The proposed works are expanded in detail as follows, at an information level suitable for the Householder Planning Application with Listed Building Consent application, and should be read in conjunction with the drawings provided. This has been substantially enhanced as part of discussions with the case, heritage and conservation officers at North Somerset Council, with 25+ responses addressed and included within this application.

1) Derelict outbuilding restoration and extension:

Extent

This application looks to address the former damage and current disuse in the form of both restoration, and small-scale extension to its rear. This in conjunction with a simple knock-through opening of an existing modern, non-original, timber double-glazed window unit (see image below) to a private courtyard upon the side elevation would look to return the lean-to to a usable space to complement the existing, established usage of the home, whilst addressing the appearance of the property and wider street scene as a whole.

New Doors & Windows

A new entrance door and accompanying side-light window (W08) will allow both access and visibility to the entrance, and conservation style rooflight windows and glazed doors to the rear of the extended barn would provide natural light and access to the courtyard, without any impact on the street scene or amenity of the local area as they are not visible from anywhere but the private courtyard.

The new frames, doors & windows would be timber framed with features (window bars, cills, recesses and ironmongery etc), finishes and colour to match those within the existing property.

In order to achieve an internal access between the new proposed office and the existing home, it is proposed that a doorway through the existing opening is created – minimising the amount of original fabric being removed (a section of approximately 900 x 1100mm of wall taken out from below the existing window. This window is not original nor does it contain any plate glass or other aspect of historical significance. It is estimated that it has been replaced at some point within the last 40 years but in a way complimentary to the style of the rest of the property. The condition, performance and finish of this window is now deteriorating and will be superseded by a solid timber door with matching style to the existing house (proposed to be solid hardwood timber, triple-ledged and braced doors with matching frames, stops and architraves, with black, metal ironmongery); this approach would be continued in all new window and door units proposed as part of the scheme.



Rainwater goods

The existing rainwater goods including gutters and downpipes are black uPVC. It is proposed that any new goods are to match the existing ahead of connecting to the existing rainwater / storm system.

Roof

A new pitched roof would continue in the line of the former roof, returning from ridge to eaves over the proposed extension. It is proposed that clay double roman tiles are used to match that of all the other outbuildings on site including the detached barn and rear of the main cottage.

Walls

The existing / former stonework wall would be restored to match its original style and materiality, being thermally lined to modern standards internally. The new wall forming the rest of the office space would be of contemporary cavity wall construction, finished in roughcast render to clearly demarcate the original and new, whilst remaining inkeeping with the property.

[image: existing window to be replaced with opening between lounge and new office – not original nor historical window, no plate glass, no heritage significance lost as part of removal and replacement with functional internal access].

2) Detached barn conversion:

Extent

The overall external building fabric is not being extended, nor demolished. The proposal looks to line-out, insulate and weatherproof the existing detached barn, making it suitable for use as ancillary accommodation use in conjunction with the main dwelling, Mendip Cottage.

The existing main barn room will be used as living space, with a new pair of part-glazed timber entrance doors and adjacent side light windows installed to the entrance façade at the rear. The main room and its existing vaulted ceiling with exposed structure will remain, being lined and finished, complimented with new conservation style roof-light windows over and slotting in between existing A-Frames which remain unaffected (see image below).



[image: main room with vaulted ceiling and exposed timber a-frames, to remain as existing.]

At the suggestion of the heritage and conservation officer, the applicants are happy to compromise by removing the proposed rooflights on the side of the property facing down the Scaurs. Those facing the private courtyard (on Elevation B) are to be located between existing rafters and so not interrupt the existing roof structure, save for the addition of timber trimmers for installation. It is noted that this roof is not original nor historic, but was

replaced at an unknown date within the past 30 years in order to ensure the building remained weatherproof following previously mentioned storm damage. The previous image shows the roof as existing, with partially infilled insulation between rafters and an area of flat ceiling at collar level. These would be overboarded with insulated plasterboard to maintain a weatherproof building envelope suitable for habitation and to the standards of the current Building Regulations requirements.

The lower level of the barn is to become a kitchen / dining area. Previous iterations of the design looked to incorporate the existing chimney breast as a new space for a recessed agar / cooker, but following discussions with the client, they are willing to compromise by leaving this element unchanged, and the proposed kitchen to run along the outside walls only, as indicated on plan. There is an existing 75 x 225mm timber beam that has been installed below ceiling level to support floor joists of the upper level – it is proposed that this beam remains in place subject to building control officer agreement. Should loadings or condition dictate it is replaced, then a structural engineer will calculate what precise beam is required in its place, but based on Eurocode5 BM TRADA span tables, a contemporary timber beam would be of the same dimensions.

The upper level of the barn is to comprise a landing, small bedroom and adjacent en suite shower room.

Internal wall linings

Internal stone work wall linings are proposed to comprise a timber frame comprising studs and plates on DPC abutting existing walls, infilled with foil-backed rigid PIR insulation positioned on battens, and overboarded with thermo-laminate plasterboard, finished with a thistle skim plaster finish, painted. A services void formed from battens can allow for any electrical or pipework runs to be concealed without having to chase or remove existing wall fabric.

Ceiling / Roof

The current, existing roof is of relatively new construction (for the age of the property, it is less than 30years old having been near-replaced as the result of storm damage several decades ago to save the building dilapidating when not in use (much as per the adjoining outbuilding that is proposed to become the home office). The rafters have been partially infilled with rigid PIR insulation beneath the new felt, and a flat ceiling is finished with horizontal plasterboard at collar level. It is proposed to complete these works to current building regulations approved standards as a minimum, to maximise the thermal and air tightness performance of the building for becoming the most energy efficient, habitable space possible. A combination of foil backed PIR insulation board further boarded below rafters with thermolaminated insulated plasterboard would provide a consistent finish to walls and ceilings, leaving the roof superstructure (a-frames, purlins etc) exposed.

Level Changes

The upper and lower levels will be accessed via a new, bespoke timber staircase that goes between the main living area, down to the lower level, and up to the upper / bedroom level. A timber bespoke stair will join these floor levels, adjusted to cater for thermal linings required to make things habitable in line with the Building Regulations.

There are existing poured concrete ramps between the main and lower levels, and the external patio level (see images below) which are to be removed as part of the renovations with the proposed stairs and new floor – as these ramps are not part of the original fabric of the building, it is considered of no historical or heritage significance, thus justifying their removal and replacement with stairs allowing functional transition between spaces. *[images – poured concrete ramps between level changes]*



Floor

A new floating floor is proposed to provide the habitable spaces with a thermally-insulated, weatherproof and level surface. To avoid any digging up or removal of the existing concrete slab floor, it is to be assumed that no DPM layer is beneath the slab, and so a new one is to be installed as part of the following proposed floating floor makeup – 1200 gauge DPM, 100mm Rigid PIR high performance insulation, faced with low emissivity composite foil auto-adhesively bonded to insulative core at manufacture (Kingspan Thermafloor TF70 or equivalent performance alternative) with a thermal perimeter upstand at connection with wall lining, before a floor of 22mm softwood T&G boarding, laid in broken bond pattern and doubled up in alternating direction if required for balancing levels on site or additional rigidity. The finish of the floor will be to client preference.

Windows

Both the new lower and upper levels are to restore former window openings in the side elevation façades to double-glazed timber units with brick arch-top lintels over to match the existing window styles, inkeeping with the barn (see image below + detailed drg 2402SCA24_PL_1020), whilst benefitting from the natural light, ventilation and vastly improved aesthetic from the overgrown, poor-quality infills of blockwork and overgrowth that are currently existing.



Photographs of the original openings have been requested but as these infills were rapidly undertaken following unexpected storm damage several decades ago, there are no photographs on record or available to confirm the original fenestration and current blockwork infills are overgrown – measurements taken from internal openings with final structural openings to be confirmed ahead of unit order on site. It is clear that the former windows no longer exist, and that the current, existing blockwork infills are of no value – if anything they are harmful to the amenity of the street scene and harmful to the potential usage of this outbuilding.

Despite a lack of hard photo evidence of the original building, it is possible to indicate some evidence of the former opening in the side elevation (B) from the difference in style and aging/weather on the patina of the stone infill as shown in the photo below – it is proposed for this former opening to be returned as such, restored and infilled with a timber-framed, glazed window unit (W07) to serve the proposed shower room of the detached barn. The window style would be proposed to match the other replacement units on this building as detailed as part of this application and on elevation and detail drawings, but with a Pilkington level 3 obscuration to the glass for privacy.

[image – evidence of suggested infill of former opening, to be restored to service proposed shower room]



Externally, the existing fabric will be repaired as required to maintain a suitable weatherproof, insulated building envelope, with rainwater goods installed where damaged and detached, with materials and finish to match that of the existing property on site.

[Image: Existing timber-framed double-glazed window unit with central glazing bar and brick archtop lintel over.]

Internal Doors

New internal doors are proposed to be solid hardwood timber, triple-ledged and braced doors and matching frames, stops and architraves, with black, metal ironmongery, to remain inkeeping with the rural styling of the property.

External Doors

It is proposed that the current timber French doors existing part glazed timber doors replaced with central pair of French door style opening part glazed door and matching fixed side light windows, these will be a bespoke creation with the bottom third panels timber clad and replicated in the style of the proposed doors to the new home office. The window elements of the doors and adjoining sidelights would be double-glazed. All frames, stops and internal finishes & architraves are to remain inkeeping with the consistently rural styling of the property, tied in with black ironmongery to compliment and match.

Rainwater goods

There are very limited existing rainwater goods (gutters and downpipes) to the external barn, anecdotally following the storm damage to the roof of this outbuilding – this has significantly contributed to the water and weather damage to the fascia boards and external walls. It is proposed that the new scheme would have black uPVC goods to match those of the main house, Mendip Cottage, providing a uniform approach both in terms of aesthetic and functionality across the site.

MATERIALS

The proposed single-storey extension to the rear of the barn is not currently, and will not be visible from the main road or immediate vicinity due to its set back location, raised elevation above ground level of the frontage, and hidden position behind the existing main house, barn, and boundary walls.

The materials proposed are a rough cast 'lime mortar' style render to the face of new walls, to match the front elevation and side elevation rendered walls of the existing main cottage, not the smooth more contemporary render to the rear extensions of the past. The existing walls to be made good are to be done so in matching non-coursed, dressed, rubble stone masonry to match the existing stonework on site. Although it is noted that most walls are stonework, large areas of wall are comprised of more modern concrete blockwork as pictured on the gable wall of the barn in the appendix. A pitched roof structure is proposed over the new home office space, with reclaimed clay tiles to match the existing style, size and finish of the existing outbuildings and rear of the existing main roof wherever possible. All replacement and new windows and doors and frames are proposed to be of timber construction, with glazing bars to suit existing style, and finished and maintained in paint to match the colour and finish of that of the existing windows on the cottage to the front. Timber doors finished to client selection to the rear – propose inkeeping style and finish. Conservation style roof light windows are proposed to be used where proposed on both barns.

The rear (garden + courtyard facing) entrance façade of the proposed conversion of the detached barn is to comprise replacement of the existing timber doors and window with a pair of part-glazed timber doors, and matching side-light windows, both panels with partial timber infill. Other than the proposed conservation style rooflight windows over, the main barn conversion looks to provide traditional style, but double-glazed timber windows to the former openings and apertures of the original building, adjusted slightly where required to suit intended usage and to integrate within the existing building fabric.

The fabric by all appearances would look to match that existing with a combination of dressed, uncoursed rubble stone walling wherever existing building shell is present, with the new extension area finished in render to match the existing roughcast lime mortar style render on site.

DESIGN + HERITAGE CONSIDERATIONS

The proposed works look to restore a collapsed, derelict barn, replacing it from a (presumed) mono pitch lean-to, to a dual pitch covering both existing and proposed footprint.

It is noted that these works will not have any negative impacts upon the main building, nor the existing stone walls to the boundaries. Although principal change will be made to the front elevation as seen from the junction of Church Road / The Scaurs, the works otherwise are to make the currently derelict, part-collapsed barn a usable, functional space through the proposed restoration and extension to its rear, and so the new build footprint will not be visible from the highway due to its elevated positioning and visual obstruction from the existing walls to be retained.

There is some proposed change in the form of the proposed door and window to the side elevation of the restored barn, there is evidence of an opening in this face of the barn ahead of its historical partial collapse. The exact, and original make up of all parts of the property on site has been somewhat lost to history, however what is existing on site is partially derelict is the result of the ingress, roof collapse and even the wall nearest the highway detaching and falling into the road. The works to clear damage and partially secure were undertaken historically but these did not extend to the roof and so at present, and for some years this attached outbuilding has been left in a state of rubble and ruin, which this application seeks to redress in full as part of intended restoration.

ACCESSIBILITY, PARKING + HIGHWAY SAFETY

The existing off-road parking provision has space for two cars to park, if carefully manoeuvred – one vehicle in the space outside the steps to the side boundary adjacent to the detached barn, and another, larger area out front of the main cottage. Additional parking is available for visitors on the surrounding roads, but the existing provision is typical for a historic property of its age and understandably not in line with modern standards.

The proposed alterations would not impact this existing parking provision. The pedestrian access looks to be restored to former function where one can access the property via the existing, unaffected front door to the cottage, or the adjoining barn via a new door, or the rear gardens via the gated access steps to the side boundary, accessed from the second parking space off The Scaurs, further down the hill.

The barn conversion is proposed for use as ancillary accommodation for the family already living at Mendip Cottage, and not for a separate dwellinghouse. As such the level of familiarity is existing and no major adjustments are proposed to address accessibility standards or vertical and horizontal circulation beyond compliance with the building regulations.

However, the converted barn would look to have a new raised floor level to achieve thermal insulation and waterproofing requirements, thus reducing the existing height and step down into the building. The proposal will provide a WC and shower room within the upper level of the proposed conversion, for the convenience of the adjacent bedroom and other users of this space. It is not deemed suitable to propose lift provision due to the limited existing space, and existing building fabric.

The property is not proposed to have any illuminated signage, and way-finding is not proposed due to the familiarity of the premises having lived there for several decades already. The rear access gate from the side boundary is for private use only, and so is not a consideration.

Means of escape from the property will be addressed through compliance with the Building Regulations, to be signed off and approved ahead of occupation and use as indicated.

The proposed works do not look to create additional parking provision, and there is already existing off-road parking for 2 vehicles, which will not change. It is not acknowledged formally that The Scaurs is used as an active pedestrian and cycling route but the proposal has no impact the roads or footpaths (or lack of) regardless.

Existing pedestrian access to the property is the same entrance gate to the front boundary, or via the timber gated private entrance to the side boundary further down the hill on The Scaurs.

FLOOD RISK

The site does not sit within or near to any flood zone, area of increased flood risk or area of temporary surface water as identified by the Environment Agency. The location at the top of a hill, and set at a level notably higher than the road level leads to no special provisions being made to address flooding or surface water as part of this proposal, however all new sockets will be located at a minimum of 450mm above finished floor level, and constructed of suitably robust materials.

PROTECTED SPECIES

The proposal will not affect a feature of value to bats and the property and its curtilage falls outside of any local Bat Consultation Zones. No structure on site is not likely to be used by bats as the current roofing of the derelict front outbuilding is no longer in place, providing no shelter from sunlight. The detached barn has been maintained previously to prevent similar ingress and resultant dilapidation as the front barn, and is used as a socialising 'games room' with full lighting and equipment storage – there is no current access to the roof, and are no non-occupied roof voids due to the open nature and vaulting of the existing roof as part of the internal space.

IMPACT TO TREES, VEGETATION + GREENERY

The proposed works will have no impact upon any greenery, trees or vegetation on site, save for removing the creeping ivy types vines, brambles and other unwanted, damaging vegetation that have been left unchecked - overgrowing windows, doors, facias and faces of both the front dilapidated barn, and detached barn. No established shrubs, plants or trees within the curtilage are to be removed.

IMPACT UPON THE SETTING OF LISTED BUILDINGS

The proposed works have no impact upon the adjoining listed building 'The Bell House'. The current state of the listed application building Mendip Cottage and its detached Barn, is one of partial ruin. The proposed works look to restore, enhance and dramatically improve the visual amenity of the existing status. The proposed extension is almost entirely invisible from the highways and public areas, and its considered, quality design and materiality is arguably a stark improvement to the existing situation of more than 20 years of dilapidation, and complimentary to the historic setting of the listed buildings and conservation area.

IMPACT UPON NEIGHBOURS

Although the proposals will not have any noticeable or negative impact upon the neighbouring properties, the applicants have been and will continue to be actively engaged with their immediate neighbours – they have shared the intentions and aspirations for the project in a friendly and considerate manner and received very positive feedback to date. This will extend to and remain throughout the construction phase of works wherever possible and so to ensure minimal disruption possible to neighbours and road users.

POSITIVE ENGAGEMENT

The agents have an established and positive ongoing working relationship with North Somerset Council's Planning Department, regularly attend the Agents Forums and speak/meet with the department's officers and managers wherever possible to openly discuss relevant projects and schemes.

No formal pre-application advice has been sought but direct contact with North Somerset Council's Planning Department has been undertaken as part of the previously submitted applications, and case and heritage officers will continue to be engaged as a part of this planning application and listed building consent processes.

Comments and input have and will continue to be taken into account and integrated into the scheme wherever possible. We value the collaborative team approach and wish for such to be maintained throughout the deliberation process, ensuring free flow of communication and discussion wherever required. Contact has been sought with Weston Civic Society as we understand they would like the opportunity to comment and they have advised that any comments they wish to formally make will be made directly through the council channels.

REFERENCED DOCUMENTS, STRATEGIES + POLICIES

The following documents have been used as reference material and to inform the basis for the design and approach developed and integrated as a part of the proposal: -

- Living in a Conservation Area – Information sheet, 2019, North Somerset Council.
- Listed Buildings and Curtilage – Historic England Advice Note 10 (2018), Historic England.
- Heritage Retrofit – Older Buildings and Sustainability, 2019, The Building Conservation Directory.
- Conservation Principles - Policies and Guidance for the Sustainable Management of the Historic Environment, 2008, Historic England.
- NSC Core Strategy Policy CS5: Landscape and the historic environment.
- Policy CS12: Achieving high quality design and placemaking.
- Sites and Policies Plan Part 1 Development Management Policies, 2015, North Somerset Council
- DM3: Conservation Areas.
- Landscape Character Assessment Supplementary Planning Guidance, 2018, North Somerset Council
- Supplementary Planning Document Residential Design Guide – Section 1 Protecting Living Conditions Of Neighbours
- Supplementary Planning Document Residential Design Guide – Section 2 Appearance And Character Of House Extensions And Alterations

CONCLUDING SUMMARY

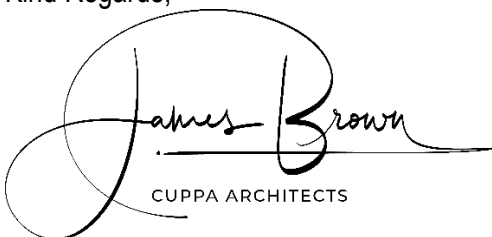
The homeowners believe that the works proposed are well considered, suitably justified and remain in the best interests of the property, and when carried out will be done so with the full attention to detail that will complement their usage of the area in question.

The revised design, drawings and application information has taken into account the requests, guidance and input of the appointed case officer and consulting heritage officers from the LPA.

The works as proposed will create additional and much required ancillary accommodation space for their existing family, as well as restoring the function and visual amenity of a prominent, historic property on busy junction. The applicants believe by considerably restoring the property's integrity with quality design, materials and workmanship this will better reflect the original house, wider street scene, and history of the Worle area as a whole.

We look forward to your contact regarding any matters as a part of the proactive discussions throughout the determination period.

Kind Regards,



CUPPA ARCHITECTS

On behalf of Mr and Mrs Palmer, Applicants.

Enc. Appendix of supporting photographs.

Appendix – Existing Photos (as of 2023)



[Previously restored timber framed window unit to main barn area]



[Previously restored timber framed window unit to main barn area]



[Partially infilled rafters of repaired roof including ceiling at collar level. Stone and concrete blockwork walls on display]



[existing window to entrance elevation of detached barn]



[detached barn entrance doors, step and concrete ramping]



[inside part of the dilapidated adjoining outbuilding – post wall repairs]





[existing detached barn building and condition of walls as existing]



[dilapidated outbuilding and courtyard area, where it is proposed the extension is located]



[Existing detached barn and its entrance as viewed from private courtyard]



[current state of condition of adjoining outbuilding, and elevated position of property as viewed from The Scaurs]



[Detached barn outbuilding remaining upvc rainwater goods and overgrown facades.]



[View of outbuilding damaged / partially repaired masonry walls (to be repaired and restored as part of this proposal) as viewed from The Scaurs and off-road parking area]



[View of outbuilding and overgrown, damaged / partially repaired masonry walls as viewed from The Scaurs]



[Current condition and elevated position of dilapidated outbuilding to front of Mendip Cottage, as viewed from The Scaurs]



[front garden 'display area' and collapsed outbuilding as seen from main entrance of Mendip Cottage]



[Mendip Cottage main entrance and existing off-road parking area]



[view of Mendip Cottage, adjoining neighbour, derelict outbuilding and existing barn from Church Road junction]