

## Design & Access Statement

**Erection Of A Single & Double Storey Rear Extension And  
The Formation Of A Dormer Window To The Side Elevation.**

**For**

**3 Lower Street,  
Buckland Dinham,  
Nr Frome,  
Somerset,  
BA11 2QN.**

## Introduction

This Design & Access Statement is to accompany and support the planning application for the following works:

- Erection of a single storey rear extension.
- Vertically extend existing rear extension to form new second storey.
- Formation of a side dormer window to the existing roof structure.
- Insertion of a new velux window to the East elevation.

**Site and Context** The application site is for 3 Lower Street, Buckland Dinham, nr Frome.

The property is located within the Buckland Dinham Conservation Area, and an Area Of High Archaeological Potential.

It is difficult to pin-point the exact age of the property, but it is clearly evident in a 1813 map. Image of the 1813 map has been included within photo section at the end of the report.

The property is located around 1.5m off the public highway known as Lower Street. Two very small areas of garden sit either side the front porch.

The premise is a three-storey semi-detached dwelling, situated on Lower Street in the village of Buckland Dinham. The ground floor comprises of an entrance lobby, a large lounge, Kitchen / dining room, boot room and WC. Stairs leading from the lounge lead to the upper floors. The first comprise of two bedrooms and a bathroom. The second floor comprise of two further bedrooms.

The dwelling is a typical of its age, constructed with rubble stonework and with front and rear facing gable ends. A section of the side West flank wall has been rendered toward rear. Two large brick-built chimney stacks are located on the side West elevation.

A single storey rear stone-built extension has been added at some point.

The property also enjoys a small outbuilding, recently extended in 2023, which is used as an office for the sole enjoyment of the owner.

A long narrow rear garden extends to the property boundary which abuts adjacent agricultural land.

Main access to the property is via the front entrance door. Rear access is also available via the rear garden.

## Planning Property History

Planning applications scheduled against the property:

- 2023/0565/HSE – Extension To Existing Building

- 2014/1463/TCA – Work To Trees
- 2022/2362/TCA – G1 Conifer Fell
- 2013/2044 – Fell Box Elder & Norwegian Elder

#### Proposed Single Storey Rear Extension

The addition of a single storey rear extension following the lines of the existing extension is proposed. The extension will be constructed with natural rubble stone walls to match the existing structure. The roof will be covered with clay double roman tiles to match the existing. A reclaimed existing window will be installed in a new position on the extension. The gable end to the extension will be predominantly glazed with a powder coated aluminium frame and double-glazed units.

#### Proposed Second Storey Rear Extension

The existing rear extension will be vertically extended following the lines of the existing dwelling. This extension will also be constructed with natural rubble stone walls to match the existing structure. A rendered section to the West elevation to match the below rendering beneath. The roof will be covered with clay double roman tiles to match the existing.

The gable end to the second storey extension will be predominantly glazed with a powder coated aluminium frame and double-glazed unit.

#### Proposed Dorner & Velux Window Insertion

In order to provide sufficient and adequate head space above the existing second staircase leading to the attic rooms, the formation of a dormer window is proposed. This will enable suitable head room to climb and descend this second flight of stairs without the need to crouch beneath the roof structure.

The dormer window will be positioned in a mid-point location on the main roof slope of the East elevation. The dormer cheeks will be finished with concrete plain hanging tiles, in a colour to compliment the main roof finish. The window will be glazed with obscure glass. The dormer roof will have a crown-style design comprising of clay double roman tiles around the perimeter and a single ply flat roof membrane system top.

#### Proposed Velux Window

A new Velux roof window is proposed to be inserted within the rear section of the main roof slope, also on the East elevation. The size of the Velux window will match this existing roof windows located on the same roof slope.

One of the existing velux roof windows will be slightly repositioned within the East roof slope to accommodate the new dormer window.

#### **Supporting Information**

Submitted plans with the list building consent applications are:

3LS/060423/1 – Rev 1 - Existing Elevations

3LS/060423/2 – Rev 1 - Existing Floor & Roof Plans

3LS/060423/3 – Rev 1 - Existing Sections

3LS/060423/4 – Rev 3 - Proposed Elevations

3LS/060423/5 – Rev 3 - Proposed Floor Plans

3LS/060423/6 – Rev 3 - Proposed Roof Plan & Sections AA & BB

3LS/060423/7 – Rev 3 - Proposed Large Scale Ground Floor Plan

3LS/060423/8 – Rev 3 - Proposed Large Scale First Floor Plan

3LS/060423/9 – Rev 3 - Proposed Large Scale Second Floor Plan

### **Photographic Support.**



1813 Map of Lower Street.





Front Elevation View.



Rear Elevation View.



Rear Elevation View



Rear Elevation View Towards Neighbouring Dwelling





Rear Elevation View



Rear Elevation View



Rear Elevation View



Rear Elevation View