



No.1 MOUNTERY ROAD, WELLS, SOMERSET, BA5 2QN
DESIGN & HERITAGE STATEMENT
February 2024

The property is currently used a dwelling, which is located on the edge of the Wells conservation area and identified as Character Area 2 within the Conservation Area Appraisal 2011. The building is a chalet bungalow style property built around the late 1990's and is constructed from coursed natural stone exterior cavity walls and concrete double pantile roof. The windows, doors, gutters, fascias and downpipes are all currently white uPVC. The property is set well back from the street behind substantial natural stone walls and within a 0.2 acre plot with shared driveway access to No2. Mountery Rd.

The proposed work involves demolition of the existing uPVC framed conservatory to the rear and construction of a new single storey extension the full width of the existing property. The proposed extension would be formed in matching coursed stone cavity walls with uPVC doors and windows. The roof would be formed in a lower pitch with matching double pantile concrete roof tiles. The rear elevation being North facing is not visible from the street and therefore is not seen as a harmful addition to the character of the Conservation Area.

Photo Survey follows.



1. Front Elevation.



2. Existing Rear Elevation.



3. Rear view of the property from the back of the garden.