



Heritage, Design & Access Statement



96 Church Lane
Backwell

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01 Introduction

This statement should be read in conjunction with the application form and supporting documents.

The application is for the proposed extension, fenestration amendments and internal alterations to 96 Church Lane, Backwell



Site area:
Flood Zone 1 (low risk)

The site is in private ownership



Site Location Plan

02 Previous Planning

Replace window to utility room (south east elevation), insert roof window to dressing room (north west elevation) and new window to ground floor bathroom to replace roof window (north west elevation)

Ref. No: 07/P/3010/LB | Approved with Conditions

Erection of a single storey rear extension following demolition of potting shed and pre- cast concrete garage

Ref. No: 06/P/3074/LB | Approved with Conditions

Erection of a single storey rear extension following demolition of potting shed and pre- cast concrete garage

Ref. No: 06/P/3017/F | Approved with Conditions

Repair to stone sills and portico; remove paint and repair damage; replace metal framed kitchen window with wood frame window to match house.

Ref. No: 01/P/1496/LB | Approved with Conditions

Addition of conservatory to extend building to side.

Ref. No: LB3083/86 | Approved

03 History and Heritage

LISTING

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1137495

Date first listed:

16-Mar-1984

Statutory Address:

BERRYFIELD, 96, CHURCH LANE

Details:

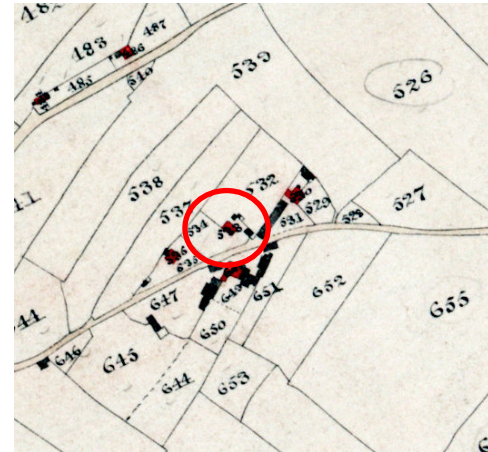
ST 46 NE BACKWELL CHURCH LANE (north side)

6/29 No. 96 (Berryfield)

- II

Detached house. Early - mid C19. Rendered; slate roof with coped raised verges. 2 storeys. 2 glazing bar sash windows with outer shutters. Central 6-panel door under plain overlight; under broken pediment on brackets.

Listing NGR: ST4844168315

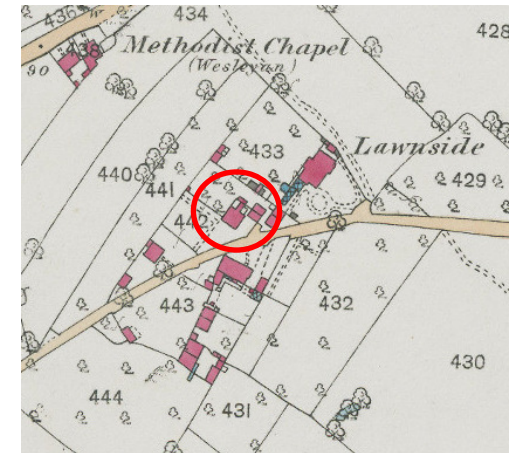


In this extract from 'Know your place' you can see Berryfield located within the red circle adjacent, this is the first map record.

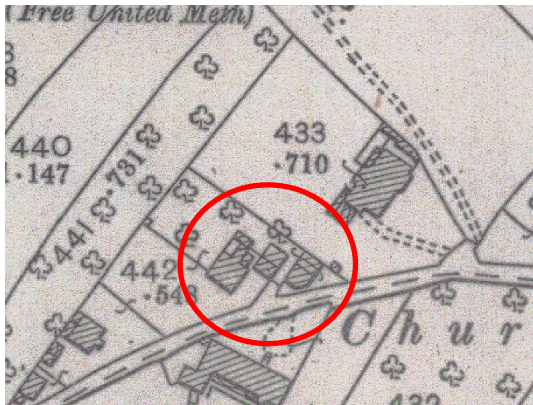
1840's Tithe North Somerset map

Here shows a clearer outline of the building itself and additional surrounding buildings within the property boundary.

1844-1888 OS



03 History and Heritage



1894-1903 OS 25" Edition
'Know your place'



1921-1943 OS

04 Existing building

Berryfield has been subject to a number of piecemeal additions and alterations over its life including the current utility, the shower room and most recent kitchen addition.

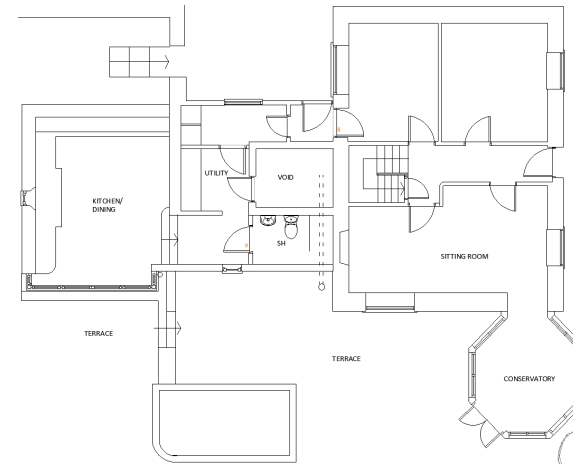
Although the kitchen provides a much needed cooking and breakfast area for family living it feels very disconnected with the main house. The principle bathroom is tight and is accessed via the ½ landing hence the need for a secondary shower room accessed from the kitchen /utility. Below the main sloping ceiling bathroom is a ½ hight storage room – neither have adequate head height.

A kitchen extension has been constructed well as previously approved however linkages and ancillary space have not been considered thoroughly enough. The rear door currently leads into a cramped porch and through to the main house via a dark utility area.

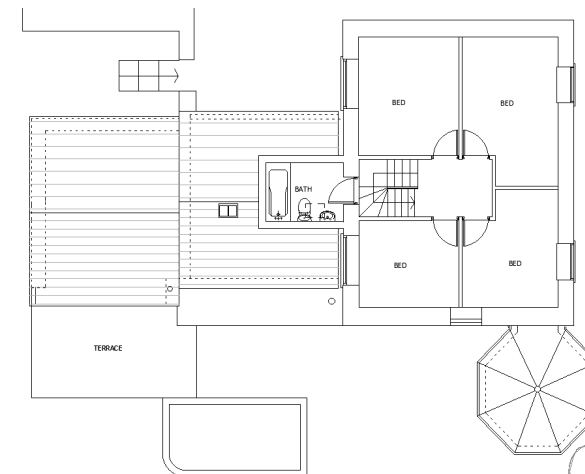
The existing sitting room has been formed by removing an existing wall in an attempt to create a larger space although the shape and narrow proportions makes it unsuitable for family living. A previously added conservatory goes some way to providing family space although not effectively enough and its removal is proposed.

Upstairs there are 4 ample bedrooms however the property is missing a master suite.

The façade to the NW of which the primary alteration is proposed retains little of the original features or proportions. Windows openings have been altered with new casement windows added.



Existing GF plan



Existing FF plan

05 Proposal - Layout

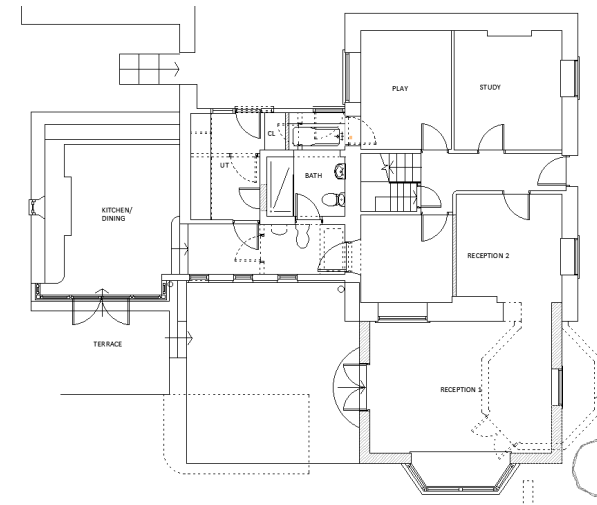
The wider proposals seek to provide a suitable family reception area, master suite, improved family bathroom and internal layout.

To the street elevation (courtyard) alterations are proposed to the fenestration to enable a straight through arrangement into an enlarged bright utility area with storage. The GF shower room will be removed and an original opening cut down to enable linkages from the front reception areas to the existing kitchen.

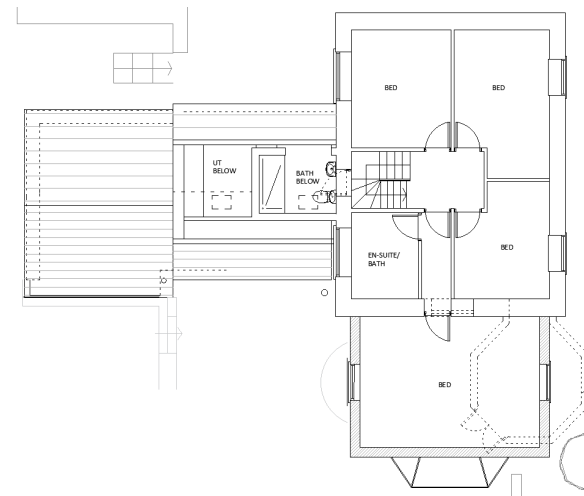
To the rear of the property the existing conservatory is to be replaced with a 2 storey extension housing both the main reception room and master bathroom over.

The existing 4th bedroom will be altered to form an en-suite bathroom.

All alterations will be sympathetic with historic features will be maintained where possible. Any new work will be in matching construction with new windows and doors in a matching style of joinery.



Proposed GF plan



Proposed FF plan

05 Proposal – Appearance

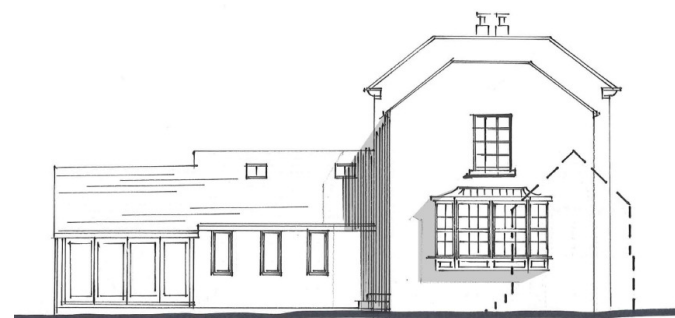
The existing main portion of the property has typical Georgian proportions and features with 6 over 6 multipane sash windows, rough cast render and a slate roof.

The new proposal will match the existing style and materials and will incorporate a Victorian style Oriel window. It wasn't uncommon for buildings to be upgraded in Victorian and Edwardian times and the addition of a later period feature we feel would enhance the character of the listed building to the N/W elevation. An example of a similar style exists to the opposite property #107. The oriel will minimise root impact whilst maintaining an open outlook to the garden.

The proposed side extension will be reduced in height to the main portion of the property ensuring a subservient nature whilst retaining Georgian style and proportions.



FRONT



SIDE



REAR



SIDE

05 Proposal – Materiality

The proposed materials will match the existing dwelling faithfully with reclaimed materials sourced and used where possible.



6x6 timber sash window



6 pane timber rear door



Roughcast render walls



Reclaimed natural slate roof with lead valleys



Natural stone cills



Cast iron rainwater goods

05 Use

Use will remain unchanged as a single dwelling

06 Sustainability

Where possible, materials will be reclaimed for both appearance and sustainability

07 Landscape

Minor alterations to the landscaping is proposed. The previously damaged arch will be repaired to the existing stone garden wall and the existing pennant stone slabs will be salvaged and re-laid externally to continue the existing pathway around the new extension.

Alterations to the existing tree are outlined in the attached arboricultural report.

08 Access

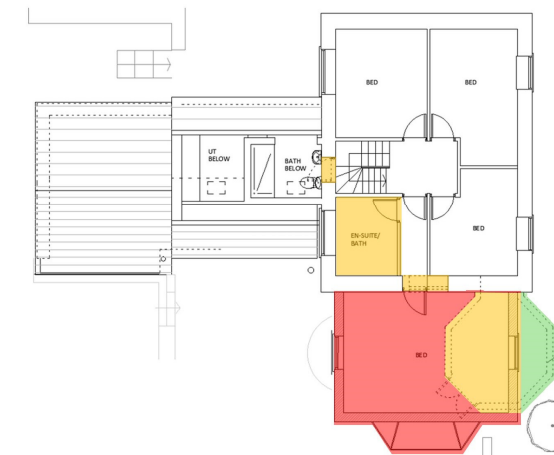
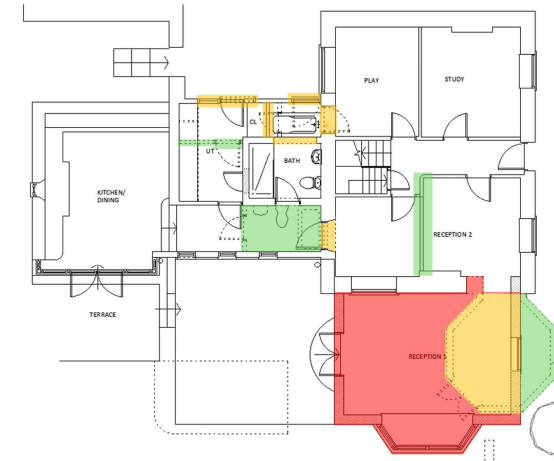
No changes proposed

09 Heritage impact Appraisal

The proposed works as outlined above and in the accompanying documents have an impact on a Heritage Asset. In this section we have appraised the impact on the Listed Building based on a 'traffic light' system.

The proposed development is considered to be positive and any perceived harm to the listed building is outweighed by the benefit in reinstatement of use, layout and decorative features.

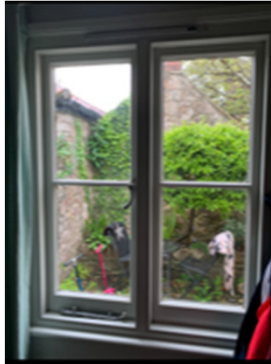
Heritage Significance	
High	Building elements that contribute significantly to the Heritage Asset and its setting.
Medium	Building elements that are moderately significant to the Heritage Asset and its setting.
Low	Building elements that have limited or negligible significance to the Heritage Asset and its setting.
Impact on Heritage Asset	
Positive	Alterations that have a positive impact on the Heritage Asset and enhance its setting.
Neutral	Alterations that have a neutral impact on the Heritage Asset and its setting.
Negative	Alterations that have a negative impact on the Heritage Asset and its setting.



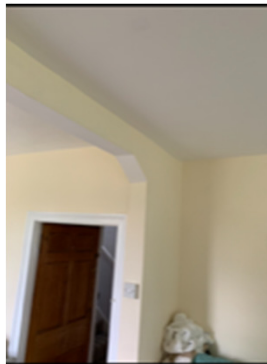
09 Heritage impact Appraisal cont.

Proposed Work		Heritage Significance	Impact on Heritage Asset		
1.0					
1.1	Reinstate Living room subdivision	Medium		Positive	
1.2	Cutting down of internal window cill to form new access to kitchen	Medium		Negative	
1.3	Re- arrange external fenestration to GF rear courtyard to newer portion of building	Medium		Neutral	
1.4	Remove conservatory	Low		Positive	
1.5	Form new 2 storey rear extension to existing building	High		Negative	
1.6	Form new FF en-suite	Medium		Neutral	
1.7	Alter GF interior and create new family bathroom	Medium		Neutral	

10 Ornamental Audit



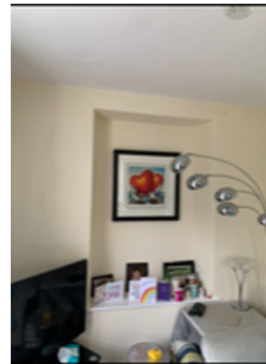
Window to be converted to door to rear



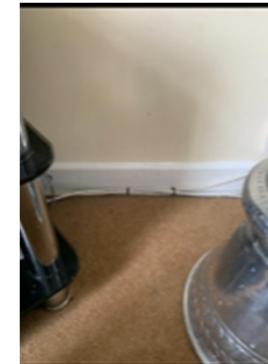
Original wall to be reinstated



Original wall to be reinstated



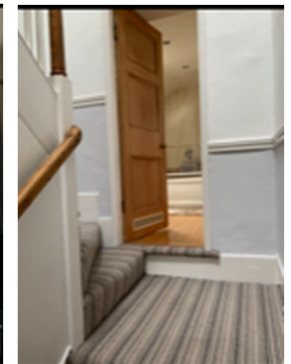
Opening to be formed and enlarged from living to kitchen



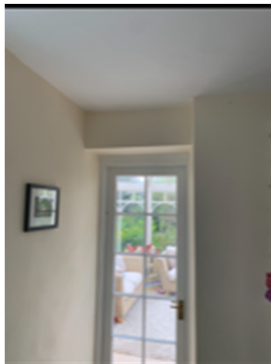
Opening to be formed and enlarged from living to kitchen



Window to existing conservatory



Existing doorway to be blocked up on 1/2 landing



Door to existing conservatory



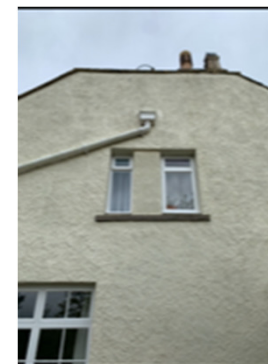
Door to existing conservatory



Existing conservatory



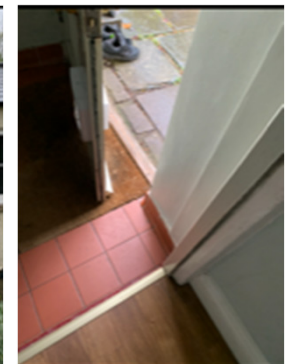
Stone wall to be reformed



Windows to be altered to form new access through to new FF



Door to be altered to form new window



Threshold to rear door – to be converted to window