



Design, Access and Heritage Statement
Proposed Extension
Chains Cottage, 8 Chains Rd, Sampford Peverell



Clockwise from top left:

- Greenhouse to the rear of house to be demolished as part of this proposal
- Rear conservatory alongside the greenhouse also to be removed
- The eastern side outbuilding built off the stone boundary wall. The boundary wall will remain but the outbuilding will be demolished

INTRODUCTION

This Statement has been prepared to accompany a householder planning application for the demolition of existing outbuildings and construction of a single storey rear extension of Chains Cottage, Chains Road, Sampford Peverell

The statement should be read in conjunction with the architectural drawings and documents accompanying the submission, which comprise:

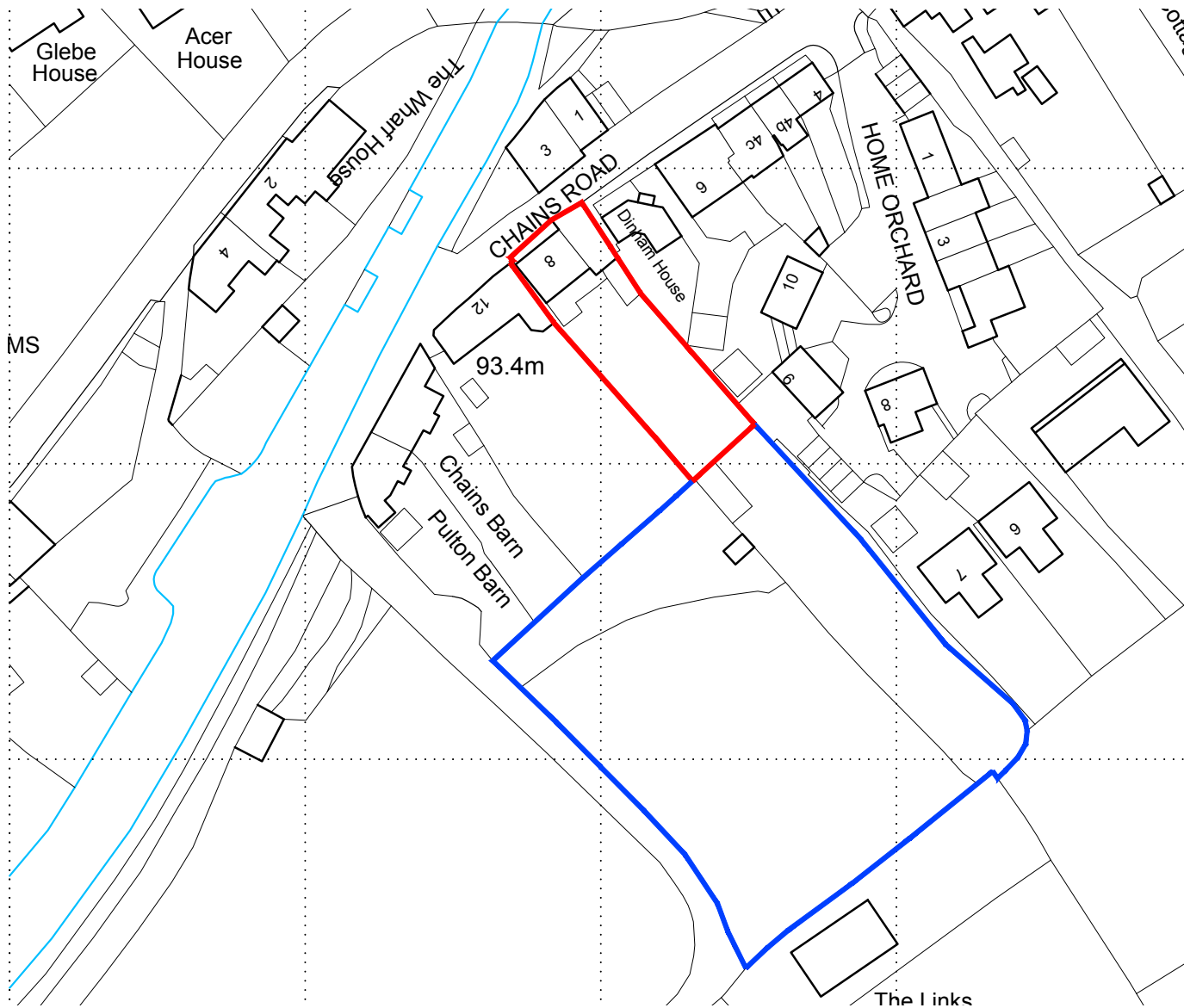
- Application form and ownership certificate;
- Site location plan;
- Existing and proposed plans;
- Ecological Impact Assessment by Lakeway Ecological Consultancy, dated 5 March 2024

THE SITE

The application site comprises a dwelling on the south side of Chains Road in Lower Town, Sampford Peverell.

The site is flanked to the east by a recent development of two storey houses arranged around a cul-de-sac - Home Orchard. To the west is Chains Farmhouse a 17th Century building that has undergone alteration and extension in the past 10 years (application ref 42/13/01255/FULL). To the north, across Chains Road is the Great Western Canal, while to the south is open countryside beyond the edge of the settlement

The topography of the site slopes gently away to the south, toward the countryside.



Site location plan

CONTEXT

The property lies within the Sampford Peverell Conservation Area the appraisal for which defines this house and its farmhouse neighbour as important unlisted buildings. Chains Road sits in the Lower Town area of Sampford Peverell and the appraisal describes the road as having 'a quieter more rural character'

The appraisal goes on to describe the character of the area as follows: 'Many buildings stand at the back edge of the pavement and there are few gaps between the groups of buildings. A few properties have small front gardens or a tiny space enclosed by the railings'

Most residential buildings are vernacular two storey gabled cottages, often terraced but some are detached or semi detached. These are punctuated by more substantial polite, formal houses.'

Chains Cottage is a detached two-storey house with a single storey outbuilding to the side, along its eastern boundary with glazed additions to the rear of the house. To the front is a small area enclosed by railings above a low boundary wall. An ornate porch canopy announces the front entrance door.

The house has symmetrical fenestration with vertical sash windows lending it a formal appearance from the street. Walls are generally rendered with a slate tiled pitched roof. The side outbuilding is built in rubble stone with whitewash.

ASSESSMENT OF SIGNIFICANCE

The application dwelling and the other dwellings along Chains Road create a strong sense of place that form a key part of the Conservation Area setting through a consistency in materials and architectural features. Together with the boundary walls that define the front gardens and a sense of enclosure, due to buildings being in terraced forms tight to the road, they make a positive contribution to the Conservation Area.



Proposed site layout

All the alterations are to the rear of the building and of limited impact to the Conservation Area setting

DESIGN PROPOSAL

This application seeks consent to demolish a dilapidated conservatory and greenhouse to the rear of the house together with outbuildings along the eastern boundary wall and replace them with a single storey extension.

The east and western boundaries of the rear garden are defined by tall stone walls and the proposed extension will sit inside of these so that a clear gap is formed with each, to allow for maintenance and access.

The extension will comprise a kitchen, dining and sitting areas with a small shower room and boot room to the east connecting the house to the existing storage areas to the side of the house that are to remain.

The structure is to be built in materials that clearly show it as a contemporary extension of the original house with walls to be clad in natural timber and the roof in zinc

Large areas of glass will provide views out to the rear garden while rooflights will allow good daylighting and ventilation of the existing house

PLANNING HISTORY

There is no record of previous planning applications on this site on the Council's website.

CONCLUSION

By the use of natural materials in a modern form the proposal will enhance the character of this part of the Conservation Area as well as provide a more sustainable, usable enlargement of the dwelling than the current run down structures, thereby extending the life of the building.