

DESIGN & ACCESS STATEMENT

The Old Thatched Cottage
Weston-super-Mare

FEBRUARY 2023

INTRODUCTION

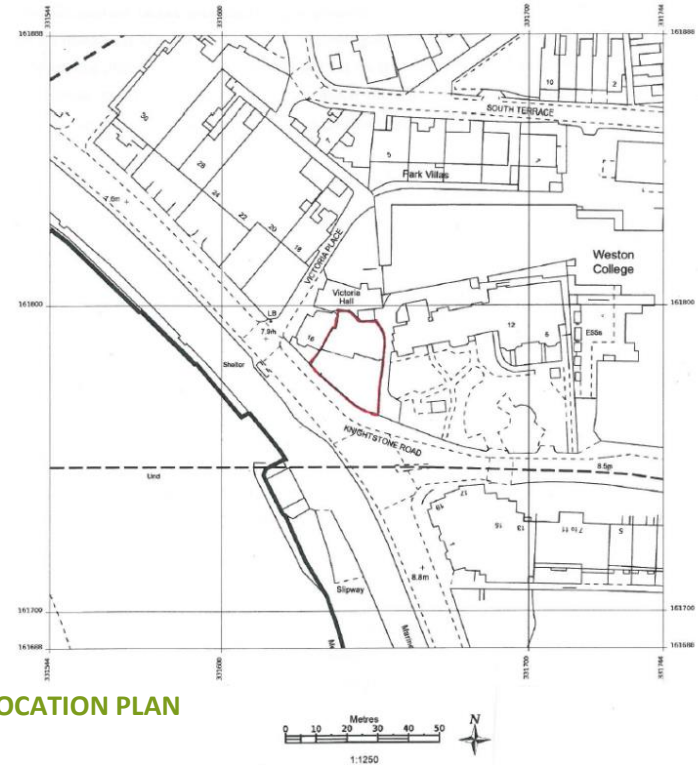
OBJECTIVES OF THE DESIGN AND ACCESS STATEMENT

This document has been prepared on behalf of Dowlas Ltd. This statement supports the submission of a full planning application that seeks permission for additional thatched roof at The Old Thatched Cottage, 14 Knightstone Road, Weston-super-Mare, BS23 2AN.

The objective of this Design and Access Statement (DAS) is to demonstrate how the principles of good design and placemaking have been applied, and how the proposed planning submission has been developed in a thoughtful, logical, and innovative manner, that considers the historic significance of the building as well as the site context and the character of the wider area.



FIGURE 1



1.0 SITE LOCATION PLAN

SITE CONTEXT

The Old Thatched Cottage is a Grade II Listed Building within the historic core of Weston-super-Mare. The property is onto Knightstone Road which is part of the historical seafront that extends along the promenade.

The site is flanked by two period buildings currently used as hotels, Lauriston Hotel to the east; and Victoria Mansions to the north-west. Victoria Mansions are actually a cluster of large buildings. One building lies immediately to the Old Thatched Cottage and another to the rear. Lauriston Hotel lies somewhat distant to the site.

PLANNING POLICY

LOCAL PLAN

North Somerset Council must make planning decisions in accordance with the Local Plan and NPPF. The Local Plan is made up of the following policy documents:

CORE STRATEGY

The Core Strategy sets out the broad long-term vision, objectives and strategic planning policies for North Somerset up to 2026. The following policies have been identified as relevant to the proposals given the site location and nature of the development:

CS5 LANDSCAPE AND THE HISTORIC ENVIRONMENT
CS12 ACHIEVING HIGH QUALITY DESIGN AND PLACE MAKING
CS29 WESTON-SUPER-MARE TOWN CENTRE

DEVELOPMENT MANAGEMENT POLICIES – SITES AND POLICIES PLAN PART 1

The Sites and Policies Plan brings forward the detailed development plan policies which complement the strategic context set out in the Core Strategy. The following policies have been identified as relevant to the proposals given the site location and nature of the proposals:

DM3 CONSERVATION AREAS
DM4: LISTED BUILDINGS
DM32 HIGH QUALITY DESIGN AND PLACE MAKING
DM60: TOWN CENTRES

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Documents (SPGs) provide more detail on policies in local plan documents and on support decisions for planning applications. The following SPDs have been identified as relevant to the proposals given the site location and nature of the development:

WESTON-SUPER-MARE TOWN CENTRE REGENERATION SPG (February 2017)

RESIDENTIAL DESIGN GUIDE SPG (January 2013)

The Planning & Heritage Team of North Somerset created for each Conservation Area an appraisal document which outlines the character of the area, including its design features, green spaces, and particular areas of beauty or interest. The relevant document is as follows given the site location:

GREAT WESTON CONSERVATION AREA. CHARACTER AREA APPRAISAL AND MANAGEMENT PLAN - SEAFRONT (December 2018)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. The Framework should be read as a whole (including its footnotes and annexes). The relevant sections are as follows:

SECTION 12 ACHIEVING WELL DESIGNED PLACES
SECTION 16 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

This Act provides specific protection for buildings and areas of special architectural or historic interest including Conservation Areas and Listed Buildings. It requires the Local Planning Authority to have special regard to the desirability of preserving and enhancing Listed Buildings, their settings and Conservation Areas. As such, the Act takes precedence over national planning guidance in the NPPF in case of assessing the Listed Building Consent application.

INTERPRETATION

HISTORIC SIGNIFICANCE OF THE BUILDING

The Old Thatched Cottage is a Grade II Listed Building. The Official Entry List on Historic England provides a description of the relevant features of the building which has informed the concept design for our proposals.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1129729

Date first listed: 19-May-1983

Statutory Address 1: THE THATCHED COTTAGE CAFE, 14, KNIGHTSTONE ROAD

Location

Statutory Address: THE THATCHED COTTAGE CAFE, 14, KNIGHTSTONE ROAD

The building or site itself may lie within the boundary of more than one authority.

District: North Somerset (Unitary Authority)

Parish: Weston-Super-Mare

National Grid Reference: ST3164661786

Details

KNIGHTSTONE ROAD 1. 5121 ST 3161 NE 9/23

No 14 (The Thatched Cottage Cafe) II 2.

Possibly 1774 or more probably 1791. Rendered, thatched roof. Two storeys. One bay window, with original casements. Later extensions to either side of thatched part not included. The remaining section of a much larger house built for Reverend Leeves. Thought to be Weston-Super-Mare's oldest building.

Listing NGR: ST3164661786

CONCEPT DESIGN

The aim of the proposals is to enhance the significance of the listed building and, by extension, the visual amenity of the Conservation Area.

The roof of the western extension to the building is currently a modern flat roof which is in stark contrast with the traditional pitched, thatched roof of the cottage.

It is considered that the proposed thatched roof, which reflects original cottage, would represent a demonstrable improvement to the character of the building and its setting.

FIGURE 3



3.0 EXISTING AND PROPOSED BUILDING
(ARCHITECTURAL RENDER)

THE PROPOSALS

FIGURE 4

4.0 EXISTING STREET SCENE



CHARACTER

The Old Thatched Cottage is one of the Listed Buildings in the period seafront of Weston-super-Mare. It is popularly believed to be the oldest surviving building in the town. For these reasons, the proposals have been carefully designed to merge sympathetically with the cottage.

The fact of adding a new thatched element on the rooftop would not be harmful to the historic significance of the building. As the Listing Entry acknowledges, there are subsequent extensions to either side of the original cottage which are excluded from the listing. The proposed roof would be above one of these subsequent extensions and therefore would not directly affect the listed elements of the building. However, given its immediate location, sensitive consideration has been given to the proposals.

The enhancement of the building is proposed through the replication of the thatched style roof in place of an existing pitched roof. The pitch would be lower to the main roof which would deliver a subservient form of development in the interest of good design.

The external materials would be tantamount to the existing thatched elements in order to visually merge the new development with the remainder of the building fabric.

RESPONSE TO PLANNING POLICY

The Old Thatched Cottage is a Grade II Listed Building. The aim of the proposals is to enhance the significance of the building as it currently stands by way of adding a new thatched roof element. This will also make a positive contribution to the seafront designated as a Conservation Area, and the built environment of the town centre.

The proposals will repair harm caused through the large extension to the western side of the original building. The existing flat roof is unsympathetic to the heritage asset. The proposed thatched roof would represent a betterment to the current fabric of the Listed Building.

It is therefore considered that the proposals have been designed to comply with relevant planning policies and legislation that seeks the preservation and improvement of Listed Buildings, Conservation Areas and the town centre of Weston-super-Mare.

CONCLUSION

In summary, the aim of the proposals is to improve the historic significance of The Old Thatched Cottage and its setting. The design of the proposals respond to relevant local policies and other legislation relating to Listed Buildings.

It is concluded that permission should be given to the development proposed.

