

Design & Access Statement

**Bower House, 8 North Road, Wells
Somerset BA5 2TJ**

Introduction

This Design and Access statement has been prepared on behalf of our client, in support of their planning application for the works to a circa 1930's detached house located on North Road in Wells. This document should be read in conjunction with the associated drawings submitted.

Relevant Planning History

2015/0677/HSE - New garage roof and new ground floor windows and doors - Approved

2015/0688/HSE - Alterations to existing site accesses - Approved with conditions

Heritage

The site sits outside of the Wells Conservation Area, and is not listed (either locally or by Historic England). However, the building is an uncommon example of Art Deco architecture in this part of the world and so extra care and consideration has been taken with the proposals of this application.

Access

The proposed works do not effect the existing access to the site.



Front elevation



Views of rear elevation, existing conservatory, patio and steps down

Site Analysis

The dwelling is a three-bed home over two storeys, with a 'tower' that goes up to a third storey and allows access onto the flat roof/terrace. The building is finished in textured white render, with a red brick plinth. Red double Roman tiles are used on the roof and around the parapet.

The building is a somewhat modest example of Art Deco, lacking the more obvious decorative elements and forms associated with the style. The key Art Deco characteristics are the flat roof and the windows with horizontal glazing bars. Most of the original windows were replaced in 2015/2016 with PPC aluminum windows in a similar style. The roof over the existing kitchen / utility was also introduced at the same time.

The garden levels slope from the east down to the west. The existing half-moon patio is small, awkward and has a pinch point at the corner, making it difficult to utilise for outdoor living.



Existing uPVC conservatory proposed to be removed



Existing patio



Existing flat roof and parapet

Design Intent

The proposal comprises of a number of elements:

- Removing the low-quality uPVC conservatory that is incongruous with the rest of the building, and replacing it with a more solid extension that better connects the living area with the garden. The proposed extension will project circa 1.6m further than the existing conservatory structure. The extension is solid on the boundary side, offering more privacy towards no. 6 than the existing conservatory.
- A sedum roof to the new extension, and the existing Bedroom 1 window opening above extended to create a Juliet balcony.
- Raising and extending the patio to suit the new extension and create more space for outdoor living.
- A new rooftop extension to house a primary bedroom suite. The existing 'tower' form on the second storey will be extended to house the ensuite, which will connect to a new curved, flat-roof volume that contains the new bedroom. The curved shape and streamlining details of the proposed extension takes cue from the Art Deco style.
- Paving and balustrading to the existing flat roof to form a safer roof terrace. The existing useable terrace will be reduced to only the central portion of the roof, encouraging views away from neighbouring no. 6 and no. 10.
- Photovoltaic panels to the existing flat roof. These will be lower than the parapet around the flat roof so will not be visible from ground level.
- Minor internal reconfiguration works to improve circulation.
- Ensuite to Bedroom 1.

Conclusion

The proposal seeks to enhance the existing dwelling and outdoor amenity to the site through sensitive works to existing dwelling. The proposed roof extension is proportional to the existing dwelling, and the ground floor extension is only 1.6m deeper than the existing low-quality uPVC conservatory.



Example image of sedum roofing with gravel perimeter



Example image of timber pergola



Example image of curved glazing with horizontal bars