

14 Frome Road New Garden Annex

Applicant: Mark and Antonia McElney

Design and Access Statement
Heritage Statement
Tree Report

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Site Context and Site Photographs

13 Frome Road sits on the North west side of Frome Road within the village of Beckington Conservation area.

The house is unusual as it sits perpendicular to the street. The property is not Listed.

The property has been extended in the past under two planning approvals.

Rear Single storey extension
071851/001 - approved 1991

Two storey side extension
071851/008 approved in 2002

Both have been built to approved proposals.

Planning permission is sought to add a new free standing small garden annex at the end of the garden.

Permission is required as the proposed annex will be built within 2 metres of the site boundaries, and the ridge level will exceed the 2.5m permitted development height limit.

The proposed annex sits within permitted development guidelines in all other respects.

The proposed site is at the far end of the applicants' garden. Here the site is contained within existing rubble stone walls and retaining wall separating them from 3 neighbouring properties and their gardens.

The rear wall is a 2.2 - 2.3 high old stone retaining walls - with the neighbour's garden, The Loft - Mount Pleasant sloping up to the north.



Top left
View of house from far end of the garden.

Top Right
View of house from rear garden

Middle far left
View down garden looking north-west

Middle right
View of proposed site



Bottom left
Proposed site - west and north boundary stone walls and retaining walls

Bottom right
Proposed site - east and north boundary stone walls and retaining walls

Site Context - Heritage Statement

13 Frome Road sits on the North west side of Frome Road within the village of Beckington Conservation area.

The property is not Listed. Adjacent properties are not listed, though No 16 is locally listed.

The proposed annex is to be positioned at the back of the garden, at a lower ground level to Street and surrounding buildings, and will not affect the setting of the Street Scene or the setting of the Grade II* Abbey on the opposite side of the Frome Road.

Adjacent dwelling (2A Frome Road) at the back and north of the garden is of modern construction, as is The Loft to the north of the proposed annex, which sits in front of, and blocks any views from the Grade II listed dwellings: 1 and 2 Mount Pleasant.

Old rubble stone walls that define and contain the garden are all to be retained.

Set at a notably lower ground level than the Frome Road and surrounding land and properties to the north, the proposed small single storey annex will have little to no visual affect on the historic or conservation setting.



Frome Road - street looking South



Panoramic Views from proposed Annex Siting
Above Left: East, & north round to 2A Frome Road north east of site
Above Right: North east, round to the South

The Loft

2A Frome Road



2A Frome Road

Proposal

Use

The proposal is for a small single room annex with adjacent shower room so that the room may be used as a study cum office space and additional bedroom.

The annex will be ancillary to the main house.

Siting, Massing & Scale

The building will be a simple rectangular form, under 4 metres in depth, that sits at the far end of the garden, contained within the three stone wall boundarie, while leaving a comfortable well drained perimeter pathway round the sides and rear of the building.

The limited overall depth of 4 metres and simple gently pitched roof over are appropriate in scale and form for the domestic and conservation area setting.

The proposed annex causes no loss of amenity to neighbours privacy or overshadowing.

Appearance & Construction

As proposed sleeping accommodation the annex will be built to required Building regulations and will therefore comply with improved thermal performance requirements.

The rear and side facades will be constructed and finished in a handmade brick - selected to tie in with the local red and terracotta window surrounds, chimneys, and roof tiles and compliment the adjacent stone walls and houses. (Brick is also a naturally fire rated finish - to comply with Building Regulations.)

In contrast, the front facade - looking back at the main house, changes to a softer and open timber framed and fully glazed facade.

A gently pitched roof sits over the annex with generous overhang over the front facade.

The roof will be finished in a sustainable timber cladding system - tying in with the timber framing of the glazed facade and providing a soft, elegant but natural and light weight finish to the roof, eaves, and gables - visible over the boundary walls from neighbouring gardens.

In compliance with Local Policy DP7 (Design and Amenity of new development), the proposal is designed to be both usable and adaptable for various uses and changing owners.

The proposed build, required to be fully compliant with current Building regulations will be durable and sustainable.

Selected material are of high quality, and appropriate to the local setting.



Handmade brick used within a contemporary design



Use of Brick with Timber cladding



Example of timber roof cladding and eaves, (with hidden gutters) Dwelling By Hutch Design



Cedar clad extension to Listed property - The Old Rectory, Buckland Dinham Abi McGillivray Architecture



Heat treated - modified Abodo timber suitable for use as roof and wall cladding - with improve longevity and thermal performance

Tree Report

T1 Cherry

Height: 5m
 Crown: 1.8m - 3m
 Diameter to trunk at base: 300mm
 Multi-stem - 4 stems each with max diameter of 120mm - 130mm

Last application: January 2019 - Approved, Ref: 2019/0088/TCA
 Works carried out as approved early 2019.

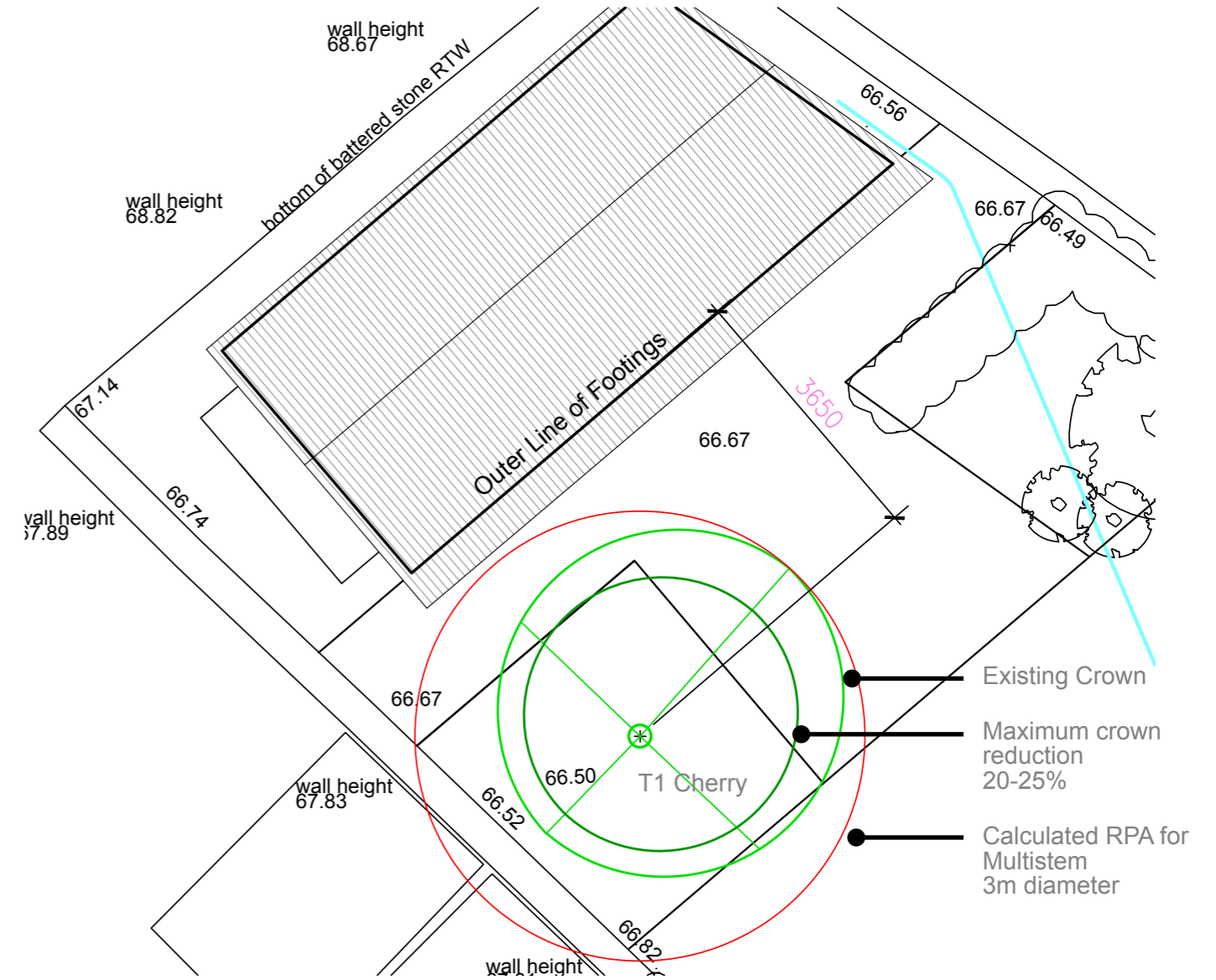
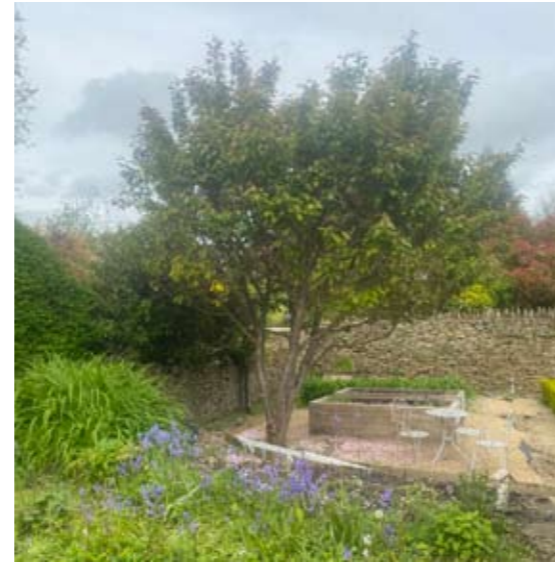
Application for tree works to tree within Conservation Area

Last application January 2019 - Approved, and works carried out as approved early 2019. Ref: 2019/0088/TCA

Prior to construction commencing - Permission sought to prune canopy to a Max 750mm (25%) to protect tree and provide space for construction and scaffolding.

Proposed new annex will be built comfortably beyond the calculated RPA of the multistem Cherry.

Deeper foundations will be required to meet Building Control Regulations as calculated following NHBC Standards for building near to trees.



Proposed Site Plan
 (not to scale)