DESIGN AND ACCESS STATEMENT

Location: W H Davie & Son, Angel Lane, Mere.

Client: Bluefish & MK Developments

Preamble

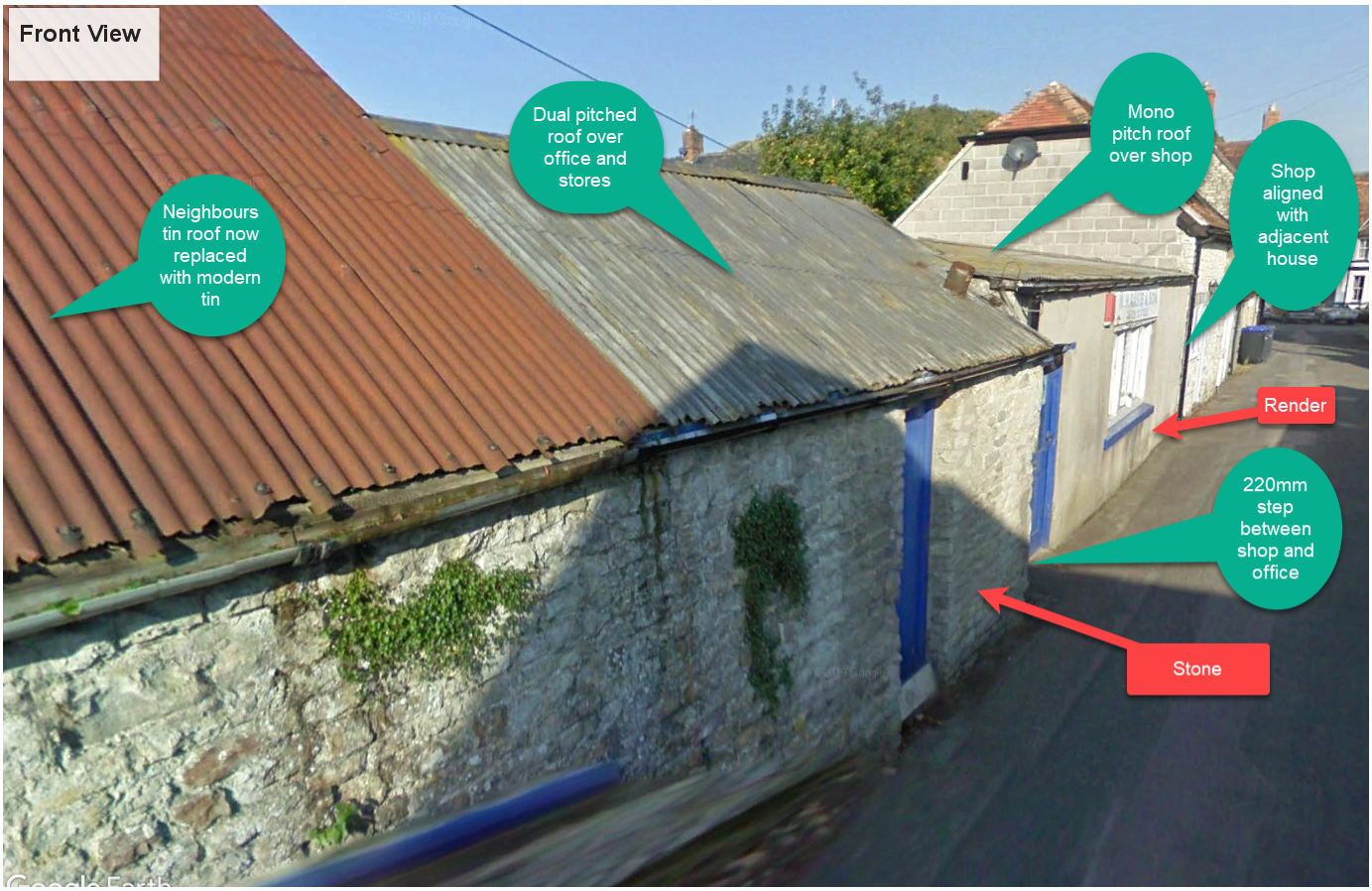
This document has been prepared in response to the objection submitted by the conservation officer whose report was prepared without a site visit, and without fully embracing the current site situation.

Current Site appraisal

The current site consists of a former butcher shop, main floor area with adjacent small office, store and welfare area, with a small area outside to the rear of the building. The main shop area is attached to and in line with the adjacent dwelling and consists of a three-panel fixed pane window PVCu window, with a 2XGG PVCu door, both set in a rendered front wall. This section is set under a mono-pitched corrugated tin roof. The office and stores section has a single timber ledge and braced door set in a natural stone wall set forward of the shop front by 220mm and is adjoined to and aligned with the adjacent stone building. The office and store are set under a rusted corrugated dual pitched roof and running parallel to the adjacent neighbour's roof which has been reroofed in a more modern style tin roof.



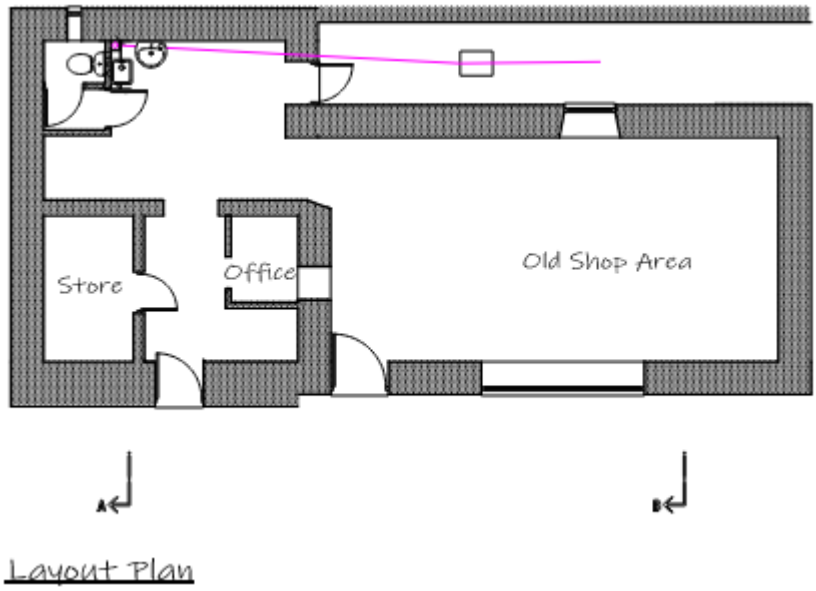
Front Street Elevation



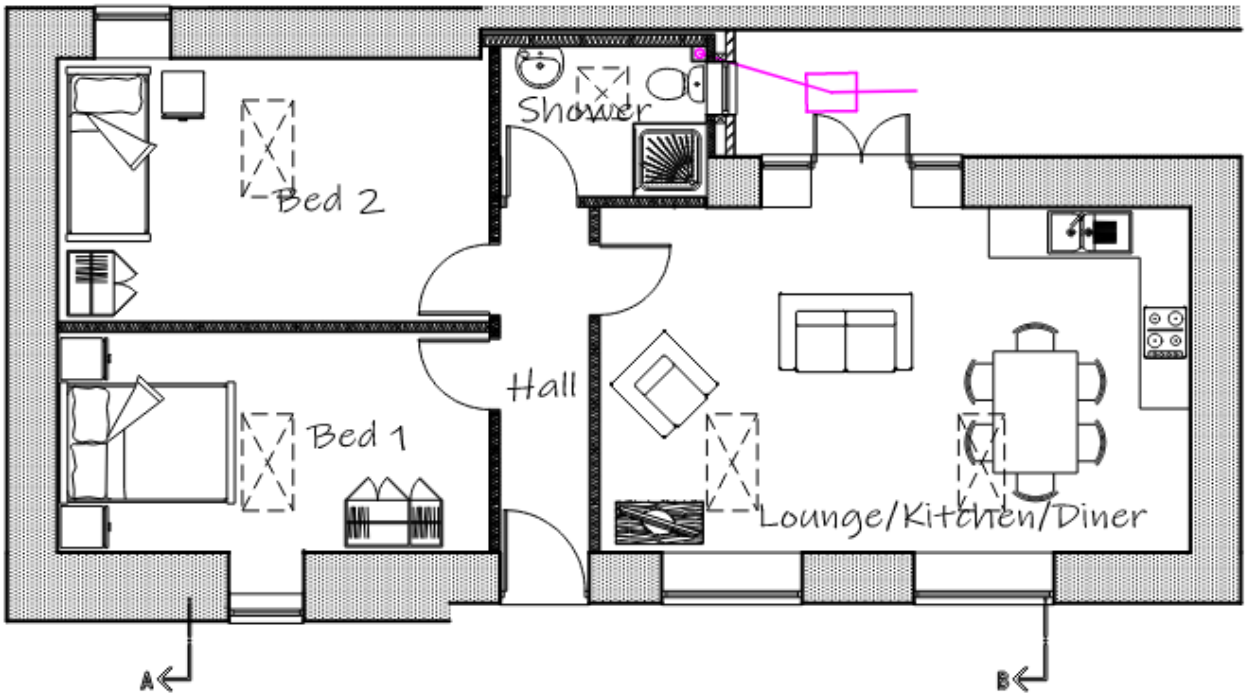
Annotated Front View

Development considerations

The client seeks to convert the current building into a studio apartment by way of alteration and upgrading. It can be seen by comparing the existing and proposed layouts below how this might be achieved.



Existing Layout



Layout Plan

Proposed Layout

Walls

1. As can be seen from the layouts the external wall layouts to the street elevation will remain the same with the combination of render and stone elevations remaining as existing, unless the planning department considers a more suitable upgrade might be appropriate.

2. It maybe by investigation that by removal of some render, stonework exists underneath in which case we can hack off the render to expose the stonework and repoint in lime mortar.

3. As the conservation officer points out there is an exposed blockwork gable wall on the house to the north, above the roofline of the butcher shop, however, as this is not part of the application property the comment is irrelevant to this application.

4. The conservation officer remarks that stone facing might be applied to the rendered wall section, however as this wall abuts the road this would mean reducing the existing wall thickness to accept any stone facing. Not really an economic route forward, and the retained render would not leave the building any worse than it currently is. It may be that para 1 above will provide the best solution.

Roofs

1. Currently there are two roofs that cover the property, a mono-pitch over the butcher shop and a dual pitch over the office and stores section. The proposal seeks to install new roofs over both sections with slate roof covering.

2. The pitch of the roof will remain aligned with the new tin roof of the neighbour to the south.

3. The eaves line of the front wall of the rendered section would be lowered so as the pitch remains constant throughout the length of the building, the section over the butcher shop gets truncated as the rear wall does not reach the full width of the building.

Windows & Doors

1. Currently the windows and shop entrance door are PVCu and a separate ledge and braced door exits into the store area. It is proposed to install new windows and doors as indicated on the application drawings. The conservation officer suggests casement windows should be installed, however as the front wall abuts the road, it would not be appropriate to swing the windows open across the road, so the proposal shows sliding sash windows to avoid this problem.

2. Whilst the application form stated PVCu for new windows and doors, painted timber would probably be more appropriate in the conservation area, and this change of material would be acceptable.

3. Any roof windows installed would also be conservation roof windows.

Summary

I hope the above rational goes someway to explaining the route to the submitted design and in assessing the reasonable improvements to achieve the Clients goals.

We consider the individual elements as follows;

Walls – remain neutral or improved if stonework exists following render removal.

Windows and doors – improved/enhanced.

Roof - improved/enhanced.

The above summarizes our opinion of the proposal as submitted, however, we are happy to discuss any reasonable revision the planning/conservation departments may consider appropriate.