DESIGN & ACCESS STATEMENT

SEPTEMBER 2023



WESTERN
BUILDING CONSULTANTS

ADDRESS 49 Midford Lane, Midford, Bath, BA2 7DF

PROPOSAL Loft conversion to create new master bedroom suite with hip to gable roof alteration and new rear dormer.

1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of 49 Midford Lane, Midford, Bath, BA2 7DF

1.2 It has been produced to support the proposal for a loft conversion comprising a hip to gable alteration with a new dormer to the rear of the property.

1.3 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of this application.

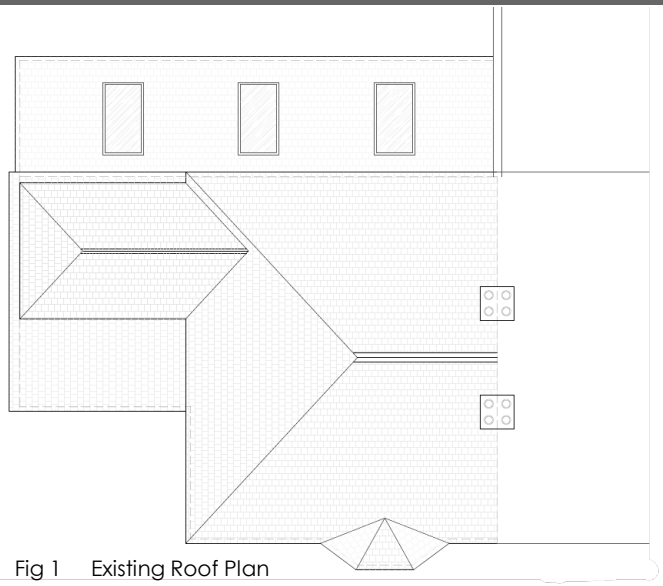

Fig 1 Existing Roof Plan

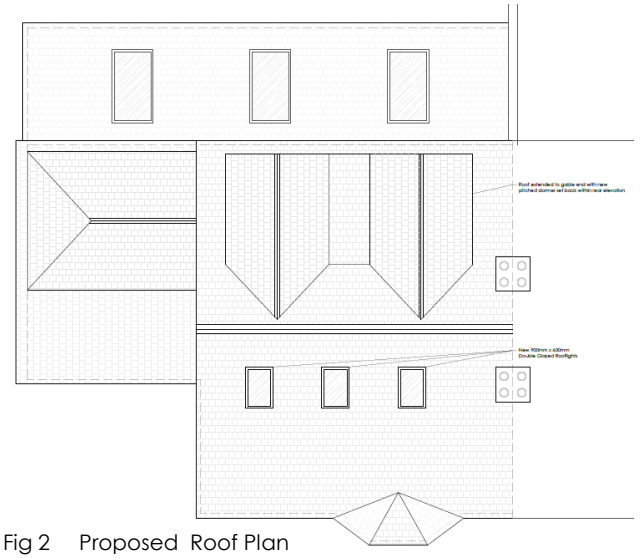

Fig 2 Proposed Roof Plan

1.4 This document is supported and should be read in conjunction with the following documents:

- (2)001 Block Plan
- (2)002 Existing Ground Floor Plan
- (2)003 Existing First Floor Plan
- (2)004 Existing Roof Plan
- (2)005 Existing Front Elevation
- (2)006 Existing Side Elevation
- (2)007 Proposed Rear Elevation
- (2)010 Proposed Ground Floor Plan
- (2)011 Proposed First Floor Plan
- (2)012 Proposed Loft Floor Plan
- (2)013 Proposed Roof PLan
- (2)014 Proposed Front Elevation
- (2)015 Proposed Side Elevation
- (2)016 Proposed Rear Elevation

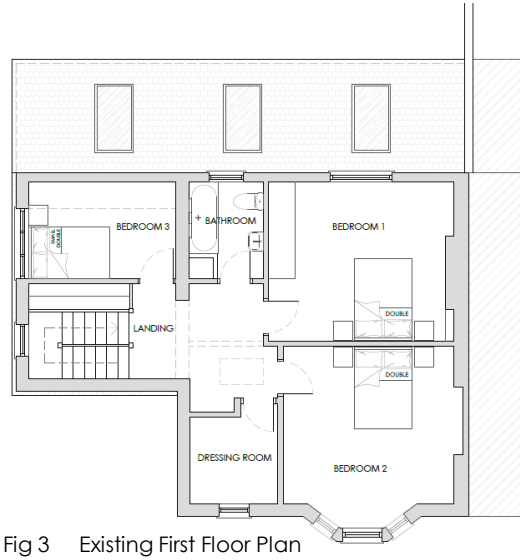

Fig 3 Existing First Floor Plan

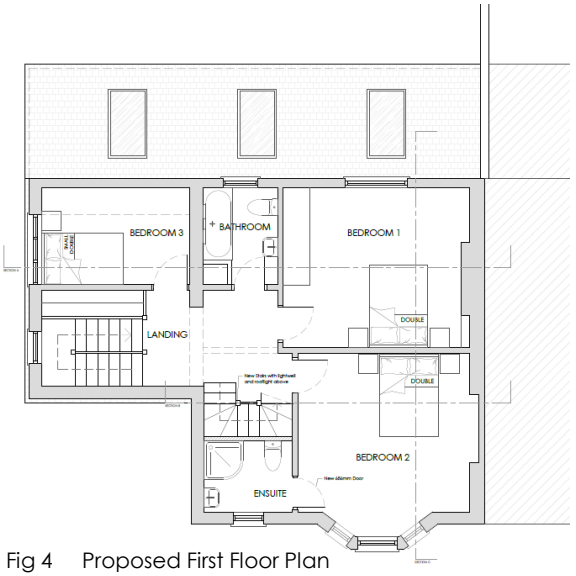

Fig 4 Proposed First Floor Plan

2.0 OVERVIEW OF SITE

2.1 The existing property is a three bedroom semi-detached house with some open plan accommodation to the ground floor, front reception rooms and central circulation space leading to bedrooms and family bathroom around a landing to the first floor.

2.2 The landscape is a mixture of soft and hard landscaping, with extensive lawn to the surrounding side of the house.

2.3 The area is predominantly residential, characterised by a mix of mid 20th century houses in the immediate context with more historic dwelling of Georgian or Victorian origin in the nearby settlement of Midford. It is a predominantly rural area with most houses clustered in line formations along the roads.

2.4 Characteristic materials in the area are;

- Solid or reconstituted Bath Stone facades with some render to more modern dwellings.
- White UPVC, powder coated aluminium or painted timber windows, fascias, soffits and gutters across the range of architectural styles
- Double Roman Roof Tiles.

2.5 The application site is not located within a conservation area or Green Belt. The woodland to the southern boundary of the site is designated as a SSSI, upon which the proposals will not have an impact.



Figure 5 Site View (courtesy of Google Maps)

3.0 SITE PLANNING HISTORY

3.1 The online records for this site show that there is an existing planning approval associated with the property under which some degree of extension has already been completed to the ground floor, the reference for which is **14/04390/FUL.**

3.2 This approval includes provision for a new rear dormer and accommodation to be added to the loft space. The proposals within this updated application would aim to expand upon this principle but maximise liveable area and reasonable head height through introduction of a hip to gable loft conversion.

3.3 In comparison with previous approvals, the balance of internal accommodation gained through this proposal against minimised external impact has been carefully considered and the form designed for minimal visual impact to the surrounding area.



Fig 6 Existing Site Block Plan

4.0 DESIGN

4.1 The design of this proposal aims to create a modern, sustainable family home which makes best use of the site whilst remaining sensitive and appropriate to the surrounding area.

4.2 The architectural language of the alterations will be inherently rooted in that of the existing, with use of matching Bath stone facades, roof tiles to match the existing and creation of a new dormer which mimics the form and materiality of the sensitively designed existing dormer to the side of the property.

4.3 The existing ridge height of the house is maintained, with the hip to gable conversion remaining subservient to the aesthetic and form of the house as a whole. From the front elevation and view from the road, the overall impact is minimal with only the gable end alteration visible.

4.4 New rooflights to the front elevation will dramatically improve natural light into the loft level whilst also minimising visual impact from the road due to the elevation of the house.

4.5 The creation of a larger family home with bedrooms of modern proportions would be achieved within the same footprint as existing and with minimal visual impact to Midford Lane, neighbouring properties or the wider area.

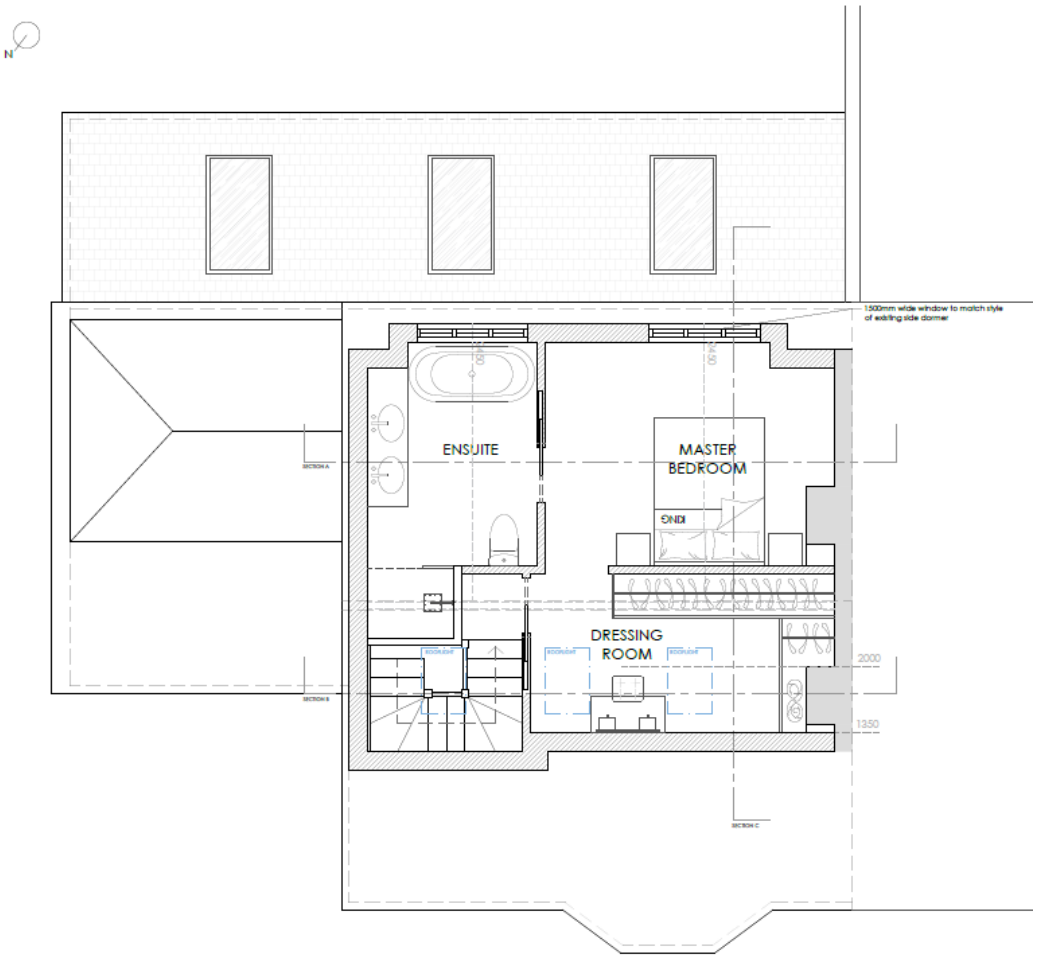

Fig 7 Proposed Loft Floor Plan

5.0 LAYOUT

5.1 The proposals have minimal impact on the existing ground and first floor layouts, with circulation to the new loft level accommodated within the existing small dressing room to the front of the house.

5.2 Situation of a staircase in this location facilitates minimal encroachment upon existing rooms with three first floor bedrooms maintained. The flow of circulation from the top of the existing stairs to the new, across the first floor landing, also preserves the sense of central staircase and corridor space within the house.

5.3 Existing ground floor layouts are retained, and logical and direct escape routes from the new loft level allowed for.

5.4 The proposed new master bedrooms is served by a walk-through dressing room and new large ensuite, translating the house into a family home more appropriate for modern living standards and habits.

5.5 New accommodation has views onto the rear garden only, with front rooflights prohibiting any overlooking to the road or neighbours and the rear dormer directing views predominantly towards the garden of No. 49 only.



Fig 8 Proposed Rear Elevation

6.0 APPEARANCE

6.1 Materials have been carefully selected to match the contextual aesthetic and maximise the longevity and sustainable operation of the house. They will be of high quality with detailing and finishes which will benefit the local character of the area.

6.2 The new gable end will be executed in sandstone which is carefully selected to match the existing external façade, with coursing lined through for a seamless finished effect.

6.2 The new rear dormer will be executed in tiles and shingle cladding to match the existing side dormer, preserving the 'cottage' aesthetic of this element and sitting within the roofscape in a complementary manner.

6.3 The existing roof tiles will be matched to the new proposed within the proposed gable end and blended seamlessly between old and new.

6.4 Windows will be selected to match the existing painted timber frames applied to the rest of the house, with fenestration designed to match the style of those existing.



Fig 9 Proposed Front Elevation

8.0 LANDSCAPE & ACCESS

8.1 The proposed work will not require any felling of trees nor will there be any overshadowing from existing trees upon the extended elements, reducing the impact upon the site and the immediate surroundings.

8.2 There is capacity to phase the works to prevent disruption through accommodation of site vehicles within the large off-road front driveway.

8.3 Once completed, there will be extensive space for external off-street car parking for three or more cars.



Fig 10 Existing House and Site at 49 Midford Lane, courtesy of Google Earth

9.0 SUMMARY & CONCLUSIONS

9.1 The proposed alterations displays considered design and a coherent approach to the site which improves upon the inconsistent style and form of the existing aesthetic whilst providing appropriate accommodation for a modern family home.

9.2 The proposed works have been carefully designed following the National planning Policy Framework and framework guidance of Wiltshire planning strategy and documentation.

9.3 In summary, there are no identified adverse impacts which could be considered to significantly, or demonstrably, outweigh the benefits of the proposed work to this property.



Fig 11 Existing Front Elevation



Fig 12 Existing Side Elevation



Fig 13 Existing Back Elevation