2260_Holly Tree House, 3 Whiteheads Lane, Bradford on Avon

Design and Access Statement



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WOLDON

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1. Introduction

1.1 Scope

This design and access statement supports a Planning application at Holly Tree House, 3 Whiteheads Lane, Bradford on Avon for the following works:

-replacement of modern conservatory with a single storey side extension and associated external works

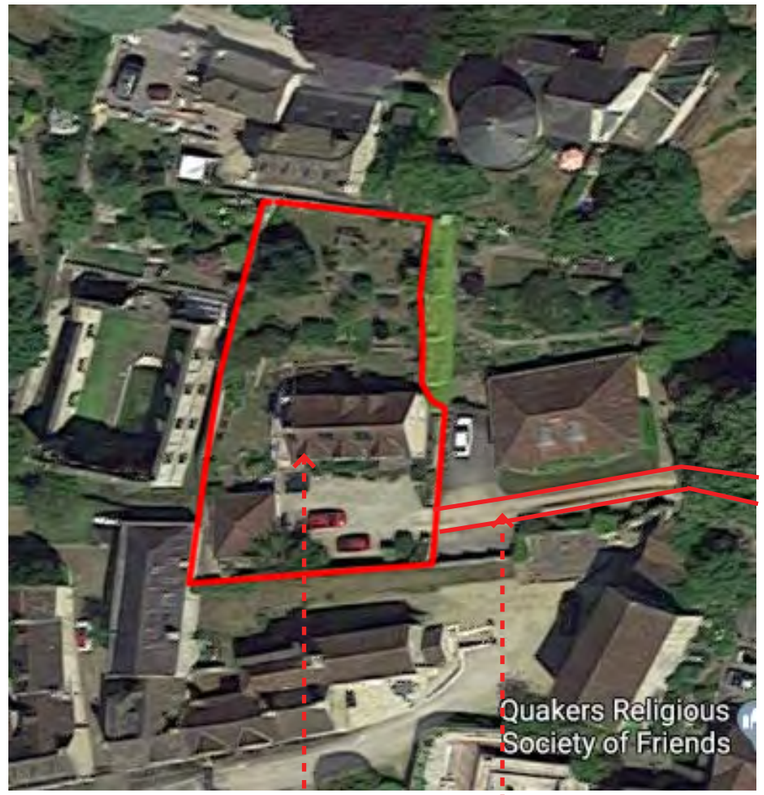
-a new stone gable at first floor to the rear elevation

-landscape scheme, including reduction of external ground level to West of house to provide level access from existing ground floor.

-Enlarging existing window in front elevation ground floor to create a balconette.

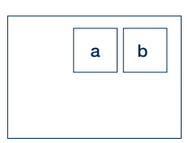
Planning Note
It is the applicant's intention that this proposal supersedes the 2022 consent PL/2022/02112 which has not been implemented.





Holly Tree House,
3 Whiteheads Lane

Shared private road
access to site



a. Front elevation of house
b. Aerial photo of site

2.0 Site, Context and Analysis

2.1 Background and Site History

Background

The applicant bought the property in 2019 as their long-term family home.

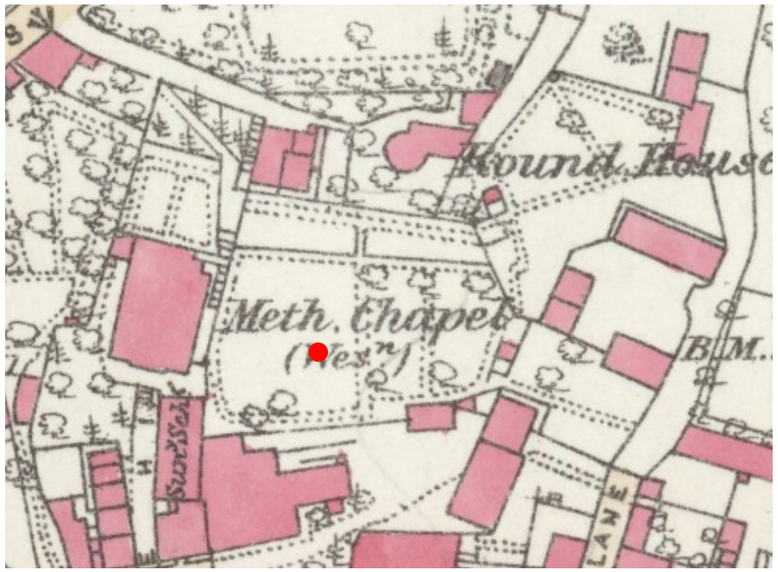
The proposals bring a new and fresh vision to a modern house, activating parts of the challenging terraced garden for more regular use by a young family.

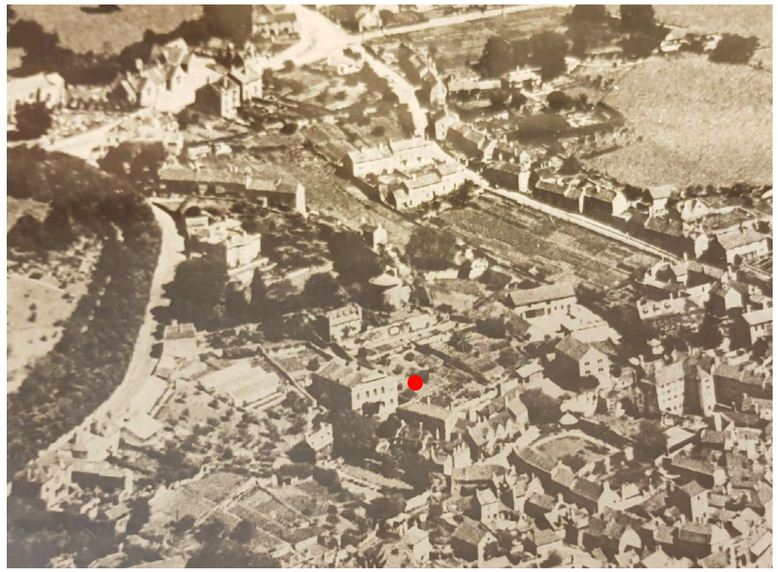
The side extension is discreet with neglible visibility from outside of the site boundary and the highway.

History

Holly Tree House dates from the 1980s and is located within the Bradford on Avon Conservation Area.

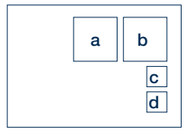
The 1880s map opposite shows the site undeveloped, with the existing Methodist chapel to the West of the site.











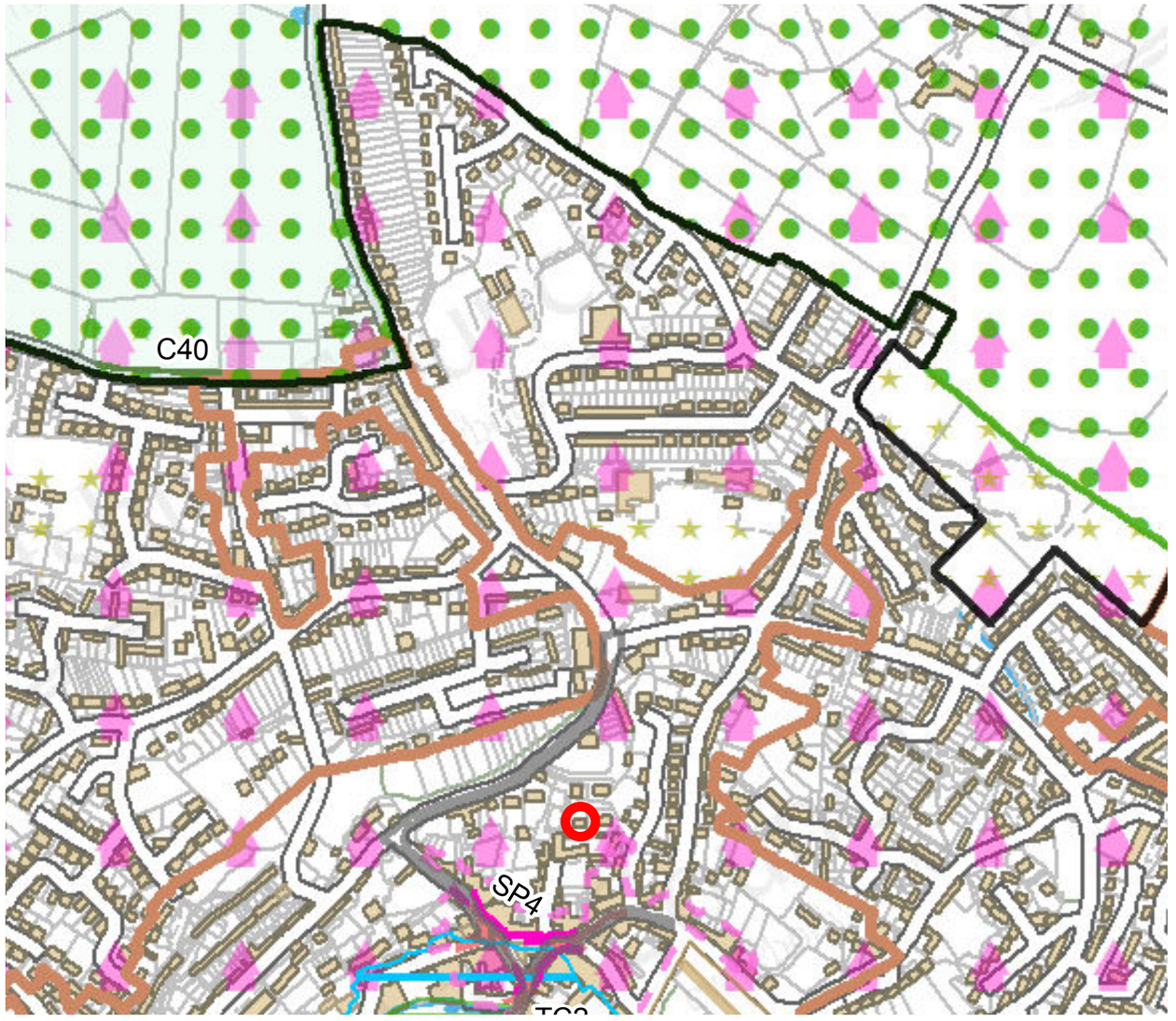
a. Historic map, 1884-1885 (National Library of Scotland; map.nls.uk), which shows the site labelled “Methodist Chapel”. The top level of the garden terrace is visible.
b. Historic aerial photo of Bradford on Avon (Bradford on Avon Museum)
c. Historic photo of site cleared before construction of existing house, assumed date 1988.
d. Historic photo of site during construction of existing house, assumed date 1989

2.0 Site, Context and Analysis

2.2 Conservation area

Conservation area

The site sits within the Bradford on Avon Conservation Area. The proposed side extension is not visible from the highway.



a

a. Bradford on Avon Conservation area map

2.0 Site, Context and Analysis

2.3 Existing Site and House

Holly Tree House is located at the end of a private road, that connects to Whiteheads Lane.

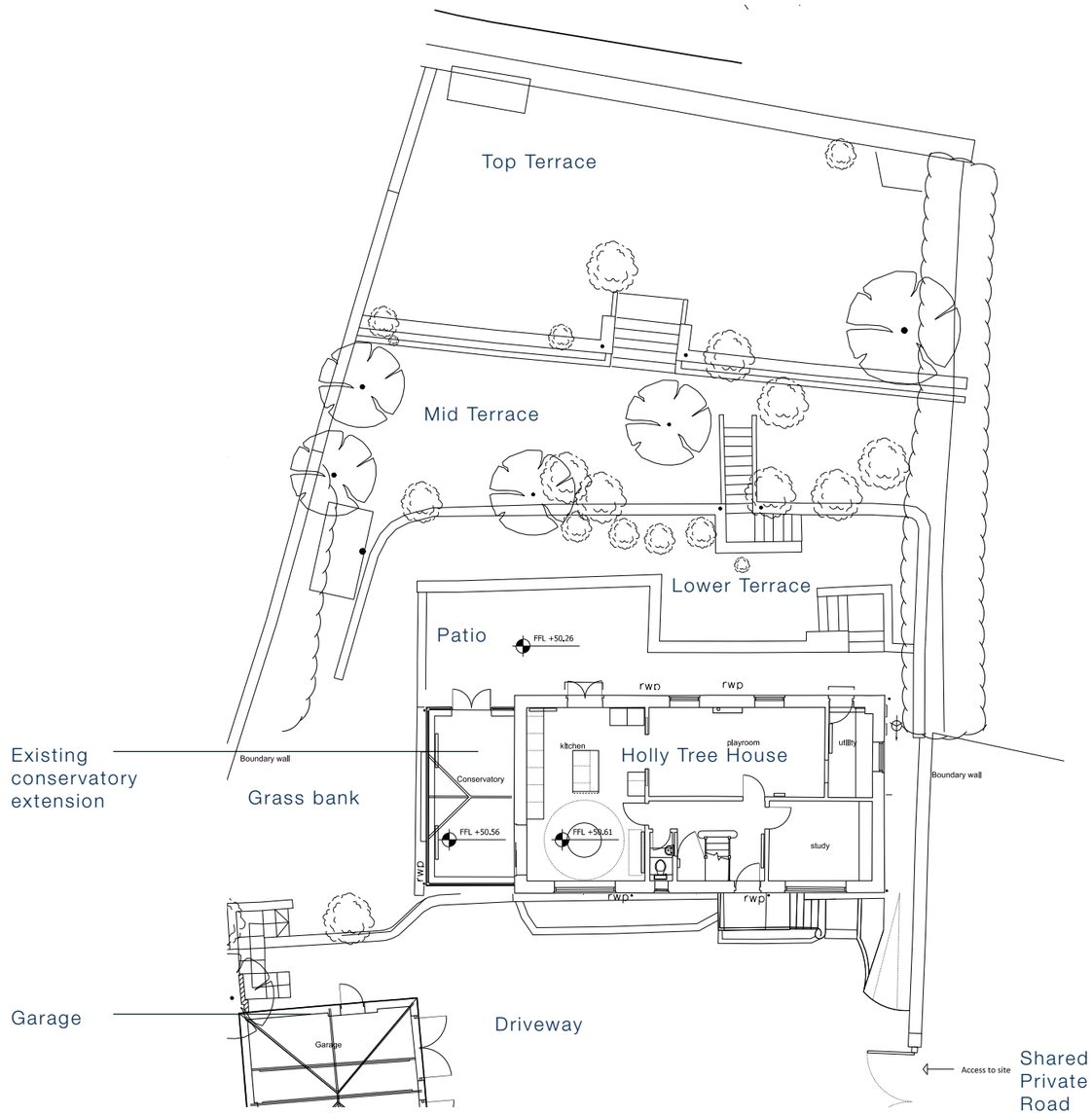
The stretch of private road is shared with the neighbouring house.

The house faces South, set in a terraced garden. Access is via a gravel drive in front of the house.

The front and East elevations of the house are just visible from Whiteheads Lane. It is only from the private road that the house can be seen more clearly.

The site is very steep with terraces across five levels: driveway, patio, lower terrace, mid terrace and top terrace.

Shared private road access to site



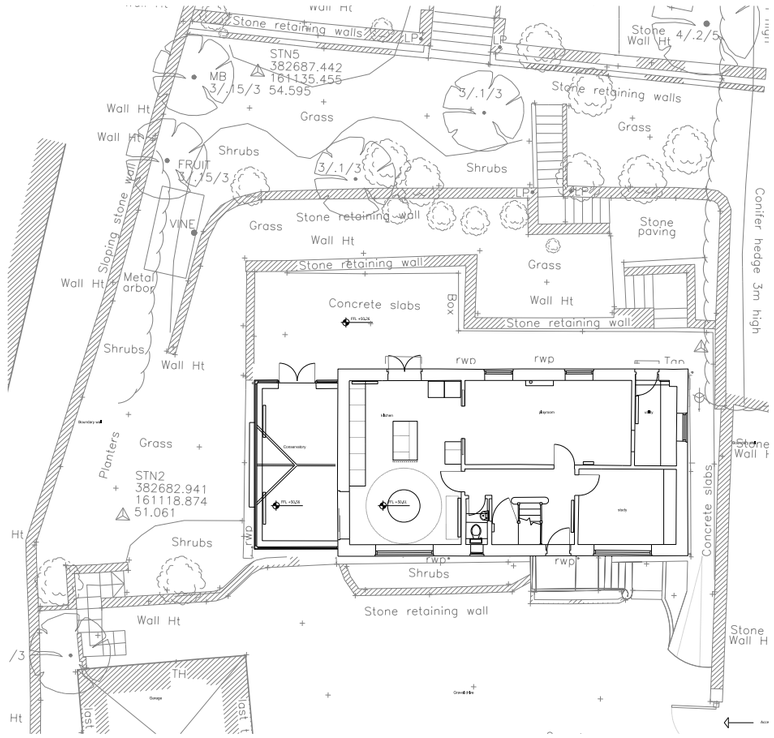
2.0 Site, Context and Analysis

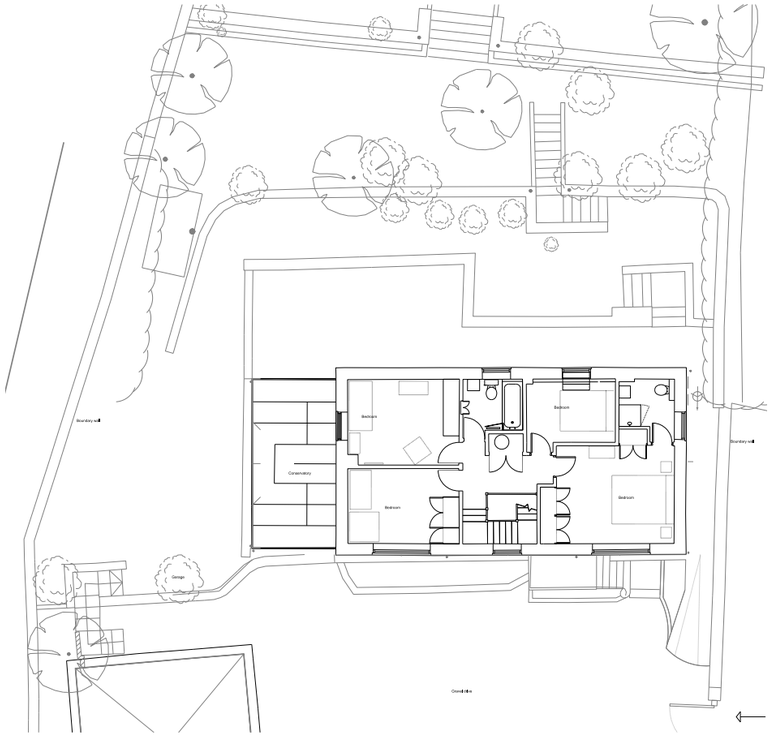
2.4 Existing Site and House

The existing house is a four bedroom detatched house, with a garage outbuilding. It is two storeys with a pitched roof and gables to the front and rear elevation. The gables reflect a vernacular tradition of stone buildings in the town.

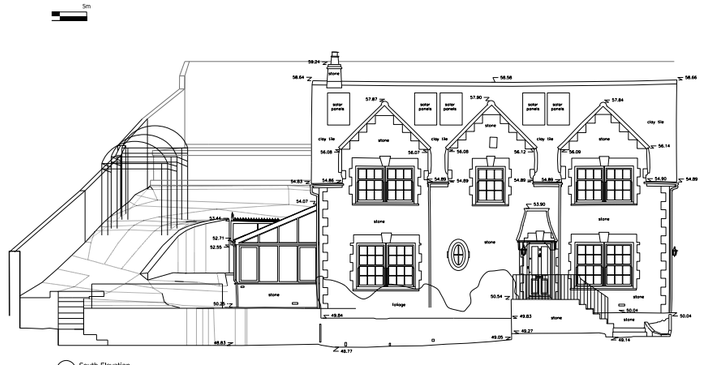
The construction is blockwork clad in natural course stone rubble. The walls are assumed to be cavity walls. The roof is a clay tile and the windows are uPVC.

There is a timber frame conservatory dating from 1997 on the West side.
The conservatory suffers from extreme temperature variation. Temperature of 56deg C has been recorded in the conservatory.

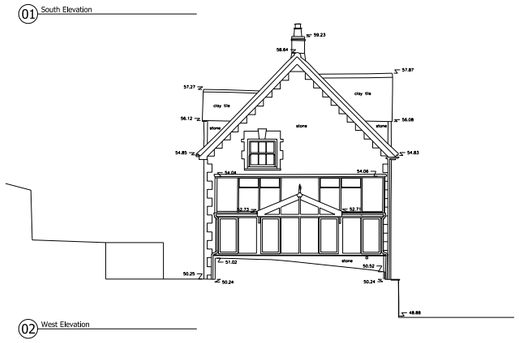




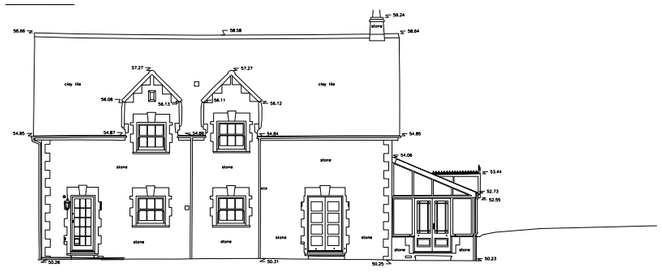
a. Existing Ground Floor Plan
b. Existing First Floor Plan
c. Existing Front elevation
d. Existing Rear elevation
e. Existing West elevation
f. Existing East elevation



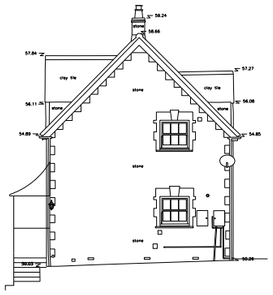
01 South Elevation



02 West Elevation



01 North Elevation



02 East Elevation

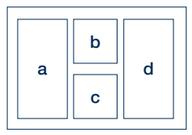
2.0 Site, Context and Analysis

2.5 Site Photos









a. View from the west of existing conservatory
b. View from private road
c. View from south
d. View from highway. Holly Tree House outlined in red at the end of a private road, with neighbouring Windmill Hill House in foreground

2.0 Site, Context and Analysis

2.5 Site Photos













a	c	e
b	d	f

a. Vew from West, looking across front drive
b. View from garden to rear of house
c. View from West
d. View looking West behind Holly Tree House
e. View to rear of house from mid-level of garden
f. View to rear of house from top level of garden

2.0 Site, Context and Analysis

2.6 Planning History

Planning History

The main Planning submissions for the site are summarized below. The current Holly Tree House and its neighbour Windmill Hill House appear to date from the 1988 consent. A conservatory was added in 1997 on the West side of the house.

The 2022 consent for a much larger extension by the same applicant has not been implemented and the proposals presented here are intended as a more modest alternative.

Planning Applications: PL/2022/02112		**Planning Applications: W/97/00769/FUL**		**Planning Applications: W/88/00629/FUL**		**Planning Applications: W/87/00231/FUL**		**Planning Applications: W/84/01502/FUL**	
REFVAL	PL/2022/02112	REFVAL	W/97/00769/FUL	REFVAL	W/88/00629/FUL	REFVAL	W/87/00231/FUL	REFVAL	W/84/01502/FUL
STATUS	APPROVE	STATUS	APPROVE	STATUS	APPCON	STATUS	APPCON	STATUS	WDT
ADDRESS	Holly Tree House, 3 Whiteheads Lane, Bradford-on-Avon, Wiltshire, BA15 1JU	ADDRESS	Holly Tree House, 3 Whiteheads Lane, Bradford-on-Avon, Wiltshire, BA15 1JU	ADDRESS	Land Rear Of Coppice House, Whiteheads Lane, Bradford On Avon, Wiltshire	ADDRESS	Land Rear Of Coppice House, Whiteheads Lane, Bradford On Avon, Wiltshire	ADDRESS	Land Rear Of Coppice House, Whiteheads Lane, Bradford On Avon, Wiltshire
PROPOSAL	Rear single storey extension and associated external works. Extension of roof to provide continuation of existing mid-level of terraced garden behind house. Removal of 1990s glazed conservatory.	PROPOSAL	Lean-to conservatory	PROPOSAL	Erection of two detached private residential dwellings with private driveway and public turning area	PROPOSAL	Erection of two dwellings	PROPOSAL	Erection of two dwellings
AREA_HA		AREA_HA	0.1	AREA_HA	0.23	AREA_HA	0.25	AREA_HA	0.24
STATUS_TXT	Approve with Conditions	STATUS_TXT	Approve	STATUS_TXT	Approve with Conditions	STATUS_TXT	Approve with Conditions	STATUS_TXT	Withdrawn
REFERENCE		REFERENCE	821,143	REFERENCE	804,791	REFERENCE	803,263	REFERENCE	799,604
DATE_DECISION	9th May 2022	DATE_DECISION	July 23, 1997	DATE_DECISION	July 19, 1988	DATE_DECISION	September 29, 1987	DATE_DECISION	August 20, 1985
APPLICATION_TYPE	Householder	APPLICATION_TYPE	FUL	APPLICATION_TYPE	FUL	APPLICATION_TYPE	FUL	APPLICATION_TYPE	FUL

2.0 Site, Context and Analysis

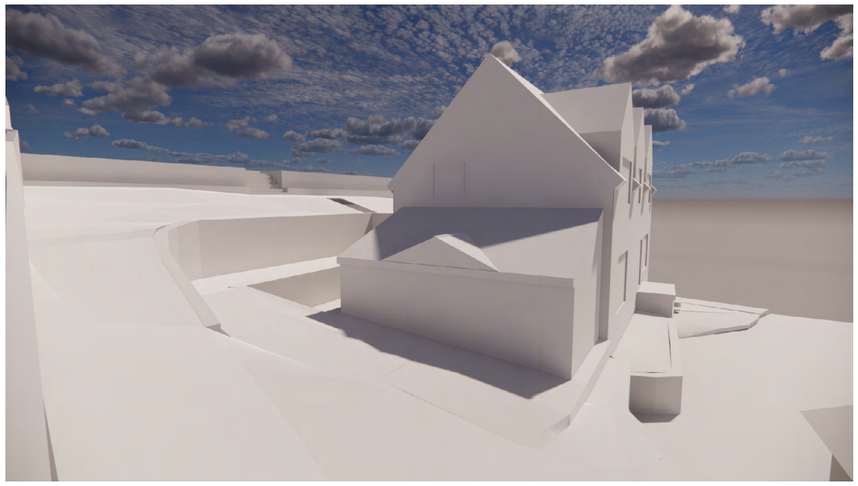
2.7 Site Constraints and Opportunities

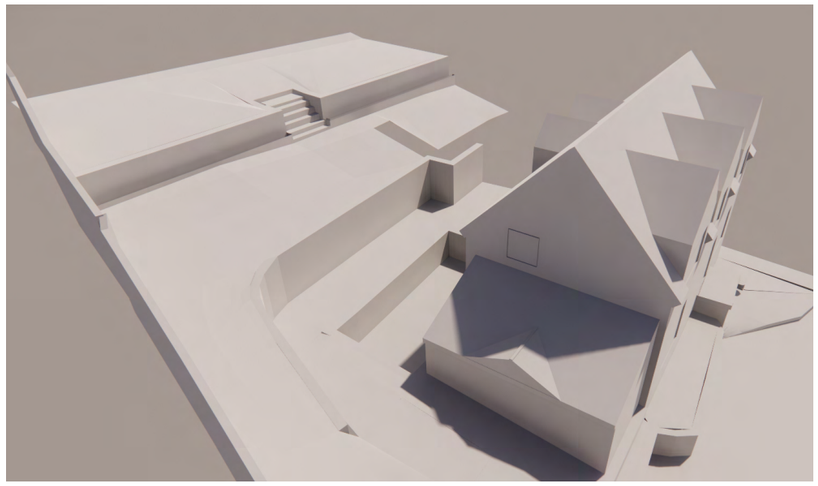
The site is constrained by very steep topography, with most of the garden one or two storeys above the ground floor of the house.

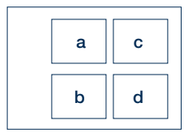
The modern West-facing conservatory is challenging to occupy on account of being 90% glazed. The space is prone to extreme temperature variation. A record temperature of 52.5degC was recorded in August 2019.











a. Vew from South West
b. Vew from South West
c. View from South
d. View from West at high level

3. Design Proposals

3.1 Proposal

In response to the constraints of the site, the following alterations are proposed:

Side Extension.
The existing conservatory is replaced with a new high-performance extension.

The finish is in timber cladding which will silver over time with metal frame glazing. To mitigate solar gain the west facing glazing will have retractable timber frame shutters- see precedent images.

Timber Shutters
To mitigate solar gain and reduce heat loss sliding timber shutters can be pulled across in front of the sliding glazed doors.

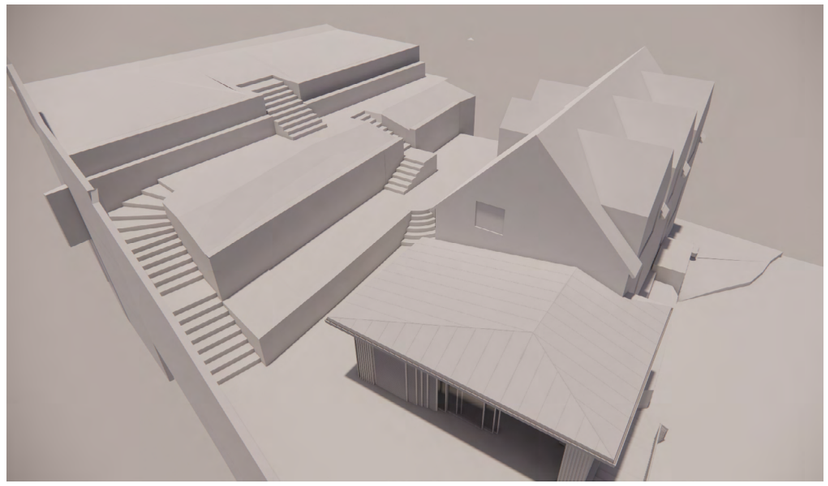
Landscaping
The conservatory is removed and the levels to the west of the new extension are lowered to create a flush patio accessible from the new extension. A new series of steps connect the patio to the existing garden behind the house.

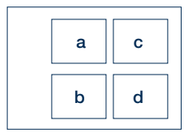
At the front of the house, the existing window opening from the kitchen is made into a door, with small balcony on the existing stone wall.









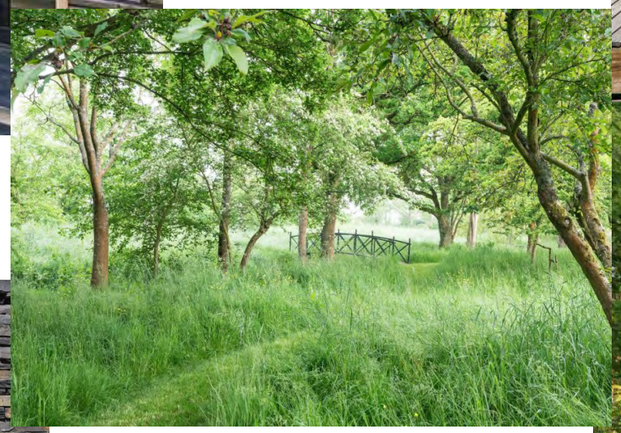


a. Vew from South West
b. Interior View with shutters open
c. View from South
d. View from West at high level

4. Materials and precedents

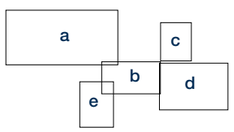






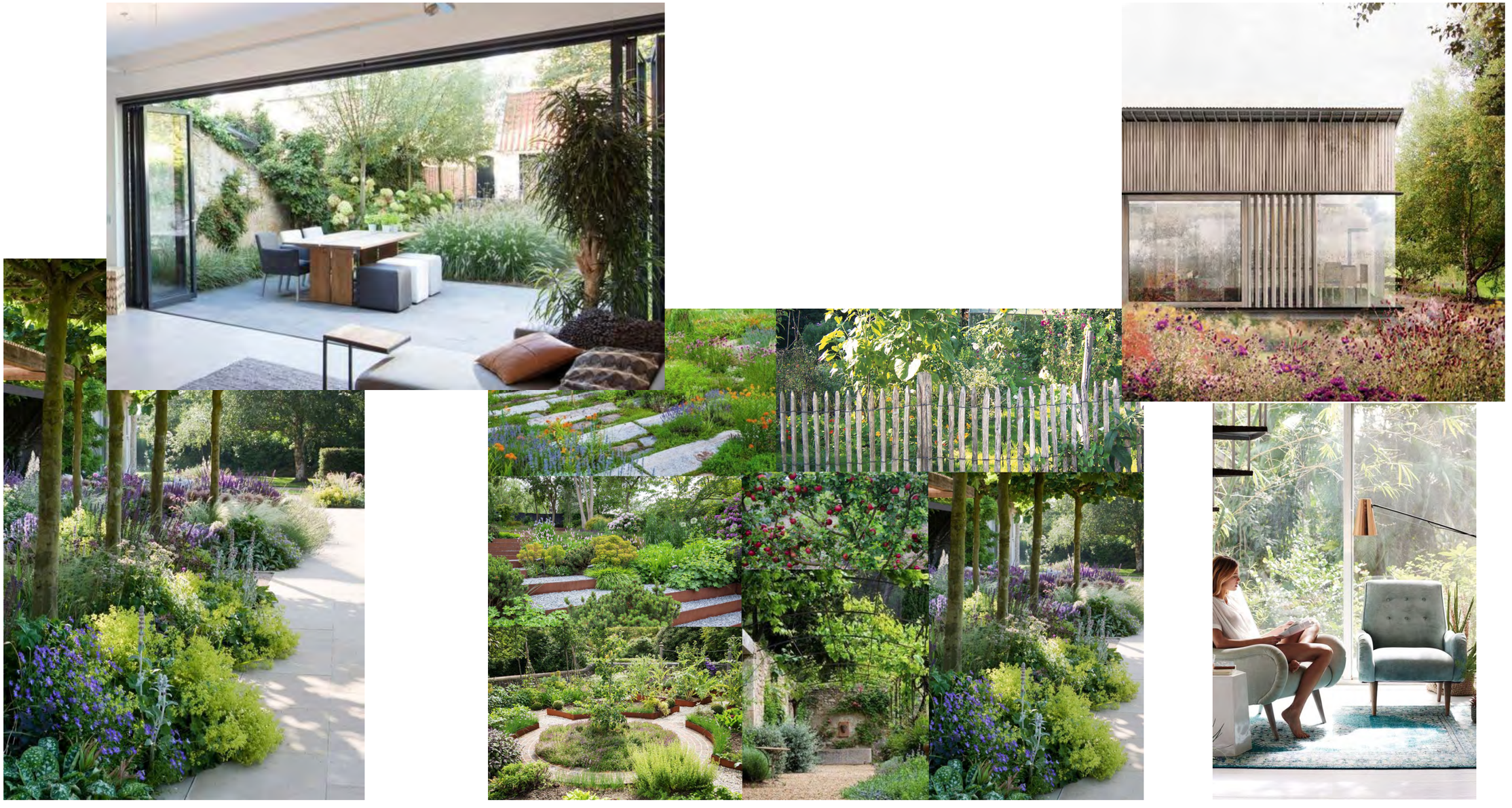


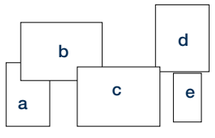




a. Tim**ber clad extension with timber shutters**
b. Landscape concept for upper terrace
c. Timber cladding
d.Stone steps precedent for new steps between garden terraces
e. Timber frame shutters for West facing sliding doors in extension

4. Materials and precedents





a. Planting scheme to new sideo patio
b. Precedent for view from new extension
c. Landsaping and steps to mid-level garden
d. Timber clad extension
e. Interiors

5. Planning matters

5.1 Access

The main access to the house at the front will remain unchanged. A new side entrance will be created in the West elevation of the extension.

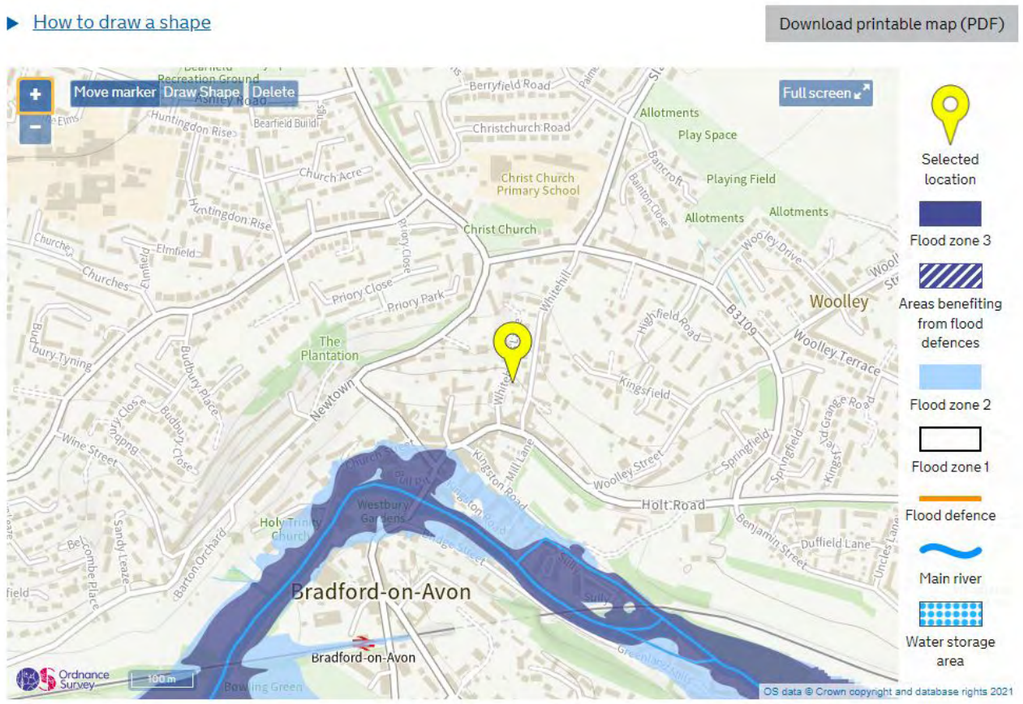
5.2 Flooding and SuDS

The site is located in flood zone 1, an area with a low probability of flooding, as noted on the Flood map provided by flood-map-for-planning.service.gov.uk. See opposite.

5.3 Policies

This statement draws on the following key policy resources:

NPPF
Wiltshire Development Plan
The Bradford on Avon Neighbourhood Plan
Bradford on Avon Design Guide



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a. Flood risk map, source: flood-map-for-planning.service.gov.uk.

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