



7 Crowe Hill

Proposed rear and porch extension

Design and Access Statement

RT119 - RP - 001

7 Crowe Hill, Limpley Stoke, Bath BA2 7FX

28.11.24

Revision A | 24.04.26 | Amended to new design





1. Introduction

This design and access statement has been prepared to support the planning application for 7 Crowe Hill, Limpley Stoke, Bath BA2 7FX. The proposal includes a rear extension, front porch, front extension and associated minor landscaping works.

2. Context

The development site is located within the built-up area of Limpley Stoke and in close proximity to the village of Freshford washed over by the Cotswold National Landscape (NL, formerly known as an AONB), Bristol and Bath Greenbelt, Special Landscape Area and within the Avon Limestone Valleys as defined in the Wiltshire Landscape Character Area. Overall, the landscape here is open providing extensive views both along and across the valley from the valley sides. Views are contained or framed by the ridges and dense woodland on each side. Limpley Stoke is the main settlement in the Avon Valley set along a series of roads and lanes zigzagging up the valley side. This is a bucolic village and seen from across the valley, buildings are experienced nestling amongst abundant tree cover and garden vegetation. There is a large mix of building ages from pre-Georgian to modern, but most are built of Bath stone or reconstituted stone in the case of a number of the modern buildings, with clay tiled roofs.

3. Summary of proposals

The existing property is a two storey semi-detached modern house. The building is constructed from reconstituted bath stone with a red clay tile roof. Occupants arrive into a hallway at first floor level then descend to the living spaces via an internal stair. The ground floor living spaces are set into the hillside and open out onto the rear garden.

The proposals are to:

- Replace the porch at the front of the property,
- Enlarge a bathroom at the front of the property via a single story extension and;
- To construct an extension to the living spaces at the rear.

The existing front door opens directly onto an internal staircase that leads down to the living area. This arrangement does not provide sufficient storage space. It also increases the risk of occupants and visitors falling down the stairs. The proposed porch is designed to provide a good amount of storage space but also to ensure that there is a reasonable amount of circulation space before occupants arrive at the top of the internal stair; making the space easier and safer to navigate.

The porch is 2.1m wide, 2.8m deep and 2.6m high. The porch incorporates materials that are similar in appearance to the existing building including reconstituted bath stone, traditional oak windows, timber cladding and a sedum roof that is proposed to integrate the porch into the surrounding green landscape and soften its appearance when viewed from Crowe Hill.

The existing family bathroom is too narrow and difficult to navigate. The proposals include an extension to the front of the house that will allow the family bathroom to be appropriately size. The extension means 2.5 x 3m in footprint.



The extension will match the existing eaves height of the building. The facade will be clad in stone to match the existing house. The roof will be finished with sedum.

The rear extension heavily references the porch to create a unified architectural language. The proposed materials include reconstituted bath stone, oak windows, timber cladding and a sedum roof. The rear extension will provide the occupants with an additional living space and ensure good flow between the internal living spaces and garden. The rear extension is 5.3m deep, 7.7m wide, 3.7m high at ridge level and 2.85m high at eaves level.

The design is intended to blend harmoniously with the existing architecture and surrounding buildings. As described later in this report, the porch and extension are sited in locations where there is minimal visual intrusion on the green belt and surrounding areas. Whilst the proposals do increase the overall volume of the dwelling, it is by a modest amount that is well within acceptable standards.

4. Amount, Scale and Volume

As the property is located within the Green Belt, the design must demonstrate that it does not unreasonably increase the overall volume of the house. The current volume of the property is 395.4m³. The proposals add 146m³ of volume; an increase of approximately 37% on the total volume.

The impact of increased volume on the green belt is not judged on objective metrics alone; it is also a subjective test of the impact of the development on the 'openness' of the green belt.



Image 1: The site viewed from the north on the other side of the River Avon. The porch will be obscured by the existing house. The extension will be set down in the valley and hidden by dense evergreen trees.

To ensure that the building settles into the landscape appropriately, the proposals include a natural palette of materials that is designed to integrate the form of the building into the natural beauty that surrounds it. Reconstituted bath stone, timber cladding, timber framed windows and a sedum roof embed the architecture into its environment and references nearby surrounding buildings. The extension is low lying and obscured by surrounding vegetation. Image 1, 2 and 3 demonstrates that the rear extension will be hidden from key views across the valley even during the winter season.



Image 2: The site viewed from the east on the other side of the River Avon.



Image 3: An enlarged image of the rear of the property that demonstrates that, even in winter when the trees are bare, the ground floor of the property is obscured from view.

The porch and front extension will be located on the principal elevation facing Crowe Hill. The porch will replace an existing volume. The front extension will match the existing eaves height and sit low down against the streetscape. The proposals are similar in scale to the existing covered area and will be finished in a sedum roof to soften the architecture when viewed from the main road.



Image 4: A view of the front porch from Crowe Hill

5. Landscaping

External steps and pavers will be adjusted to suit the new design. Services will remain in-situ. There will be no loss of provision as a result of the works. Where new materials are proposed, they will be permeable to improve site drainage.

6. Appearance and Materials

The appearance and materials have been carefully selected to ensure they blend harmoniously with the existing buildings and the surrounding landscape.

The designs feature a bath stone plinth; in-keeping with the existing stonework on the main house. The doors and glazing will replicate the existing styles, with a timber finish to create a traditional and rustic charm.

A notable feature of the proposed design is the use of vertical tongue and groove timber cladding on the ground floor extension and porch. This material has been chosen not only for its aesthetic qualities but also for its sustainability, contributing to a low-carbon design. This cladding will create a subtle distinction between the extensions and original structure, enhancing the architectural hierarchy while preserving the integrity and character of the main house.



7. Use

The building is currently used as a dwelling. The use is not affected by this application.

8. Access

No changes to access are proposed.