

EXTENSION PROJECT
VERNAL ORCHARD, LONDON ROAD, BOX, SN13 8NA
DAVID CUNNINGHAM

STATEMENT

THE SITE

Vernal Orchard is a small detached single storey dwelling sited on land at the top of the railway cutting and next to the Listed Brunel bridge. It was originally converted from a double garage constructed circa 2009 (Planning ref. 08/00573, 05/06/2008), which, in turn, replaced a long and shoddy garage / workshop that had been in place for decades. Since around 2014 it has been a rather small, single bedroom residential unit allied to Lycetts Orchard Caravan Park to its rear (Planning ref. 13/01217/FUL, 22 /01/2014) run by the applicant and his family. The legal tie to the Caravan Park was rescinded in 2019 (Planning ref. 19/07448/FUL, 15/10/2019).

The applicant lived in the property until moving to a unit on the adjoining caravan park through the need for larger family accommodation. He and his family are now permanently settled in Box, and much prefer to be in a property slightly removed from his business (Lycetts Orchard Caravan Park).

Vernal Orchard is set back approx 12m from the edge of the public road (London Road) at a point where the public footpath widens from 3m to 3.6m (approx) across the site frontage.

The site gently slopes to the rear. The building itself is about 300mm lower than the public footpath.

LOCATION

The site, being single storey, is atypical in this locality, where all but one of the other dwellings south of the railway and at least down to Mill Lane, are full height, two storey buildings of varying designs and ages. Most have eaves to the road.

"Mount Vernal", the neighbouring property to the immediate south, is a typically sized two storey house, with a ridge level some 8m above floor level. Opposite the site is a much earlier full height house, which is fairly close to the road.

CAR PARKING

The wide access off London Road leads to the front area for on-site turning and open parking for 3 vehicles.

The site is well within the 30mph zone.

PROPOSAL and DESIGN

The present accommodation provides one bedroom, kitchen/living/dining room, bathroom and a conservatory, all in an area approximately 54m². Existing footprint is about 64m².

The proposed scheme adds a first floor above the main building to provide much needed extra bedrooms. The updated accommodation provides a better kitchen, separate small utility, toilet, living & dining areas, with one double bedroom, two single bedrooms and the bathroom at first floor level.

The main aspects are to the front and rear where the views are open. Ground floor windows on the northern side look over the top of the railway cutting. Those in the south ground floor walls face the boundary fence.

The roof system was originally designed to have traditional eaves to the front, while limiting the over all height through using two pitches over small spans. The proposal uses the same format raised accordingly, increasing the ridge level approximately 2.2m. to around 6.7m. above ground floor.

The existing conservatory has proven to be unusable for much of the year due to excessive summer heat and the winter cold. It is proposed to rebuild this wing, on the same footprint and with the same profile, in masonry under a hipped tiled roof.

Building materials are to match the existing – principally painted smooth render walls with cast Bath-stone quoins under a profiled tiled roof. A cast Bath-stone string course visually separates the new works from the existing.

The building footprint does not change (64m²). The internal living space increases to 92m².

May 2026.