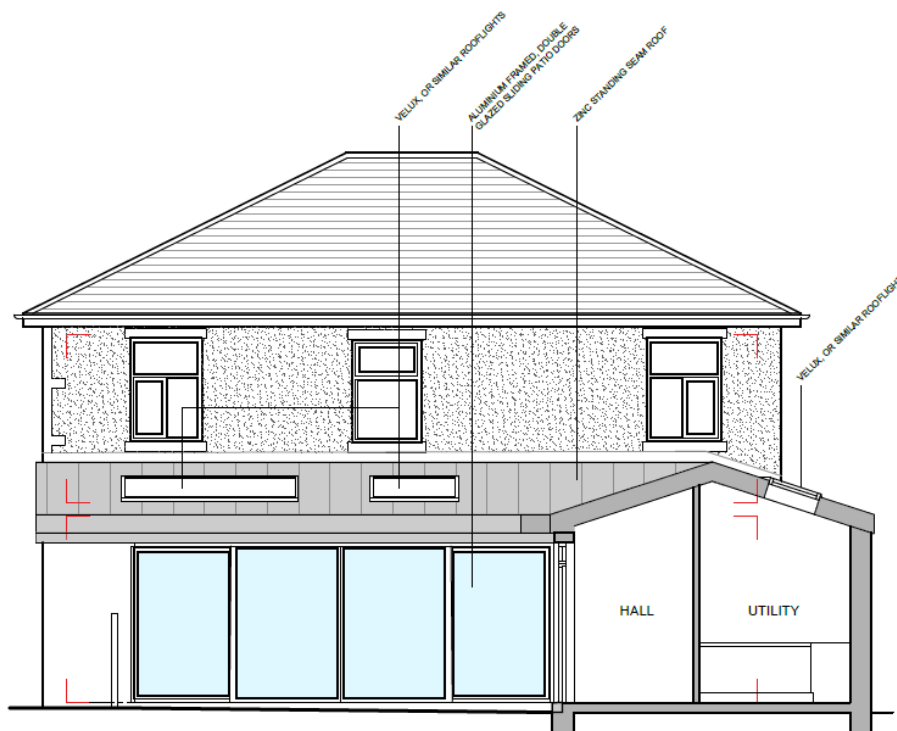


**DESIGN, ACCESS AND HERITAGE STATEMENT
PROPOSED EXTENSION AND ALTERATIONS TO
ABBAY HOUSE,
WORSTON**



**NOVEMBER 2021
JOB NO. 6158
VERSION 1.0**

1.0 INTRODUCTION

This design, access and heritage statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client's Mr and Mrs Lawrenson-Sharples, as part of a householder planning application for the proposed erection of a single storey rear extension at Abbey House, Worston.

2.0 SITE LOCATION AND BUILDING DESCRIPTION

The property is located in the centre of Worston opposite the Calf's Head Pub/Restaurant. The property comprises of a two storey detached property which has 4 bedrooms, a family bathroom, reception room, living room, utility room and kitchen. There is also a detached garage / store structure, the buildings current use is for a residential dwelling. The site has amenity areas to the front and rear of the property.

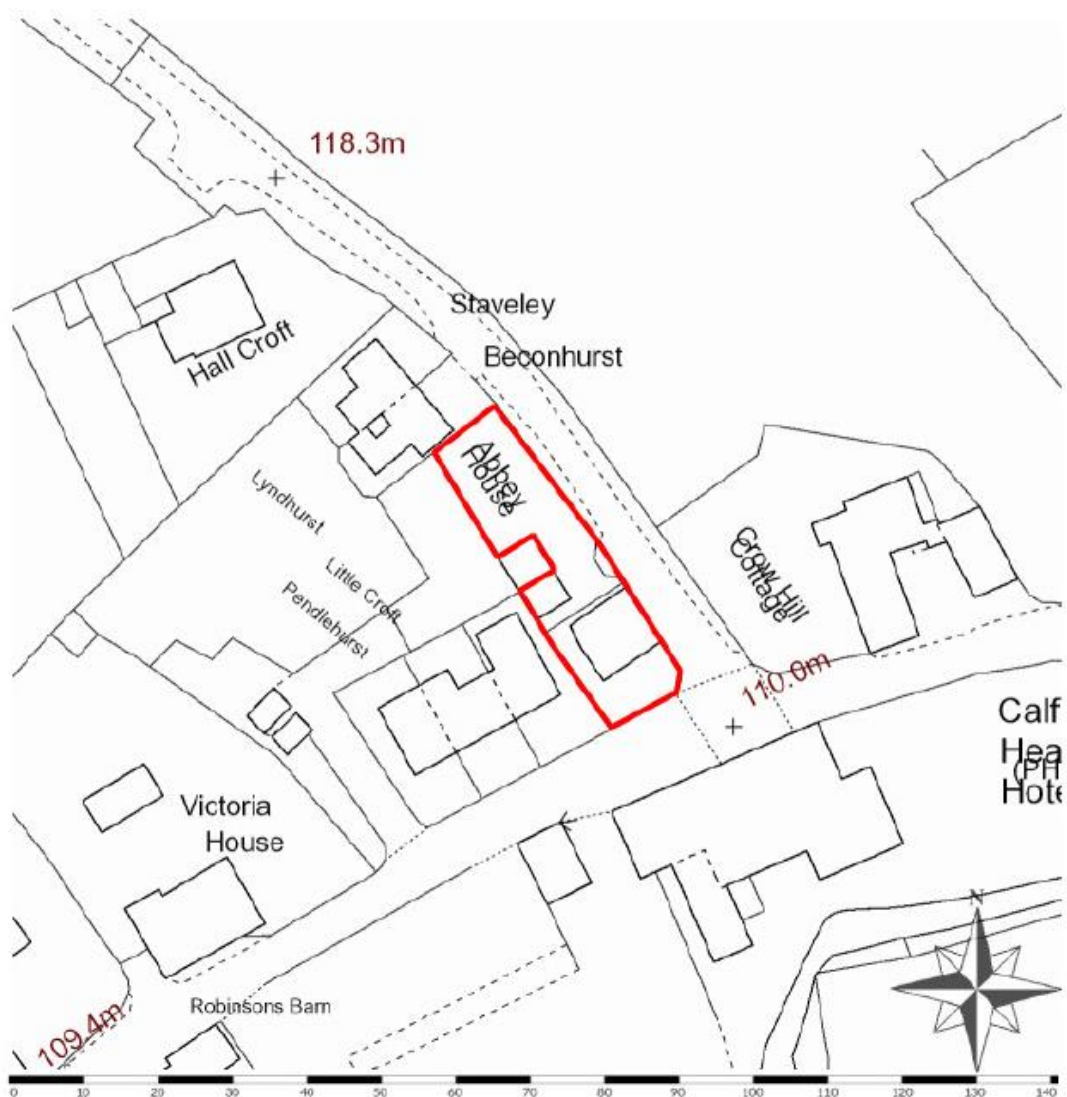


Fig 1 – Site Location Plan

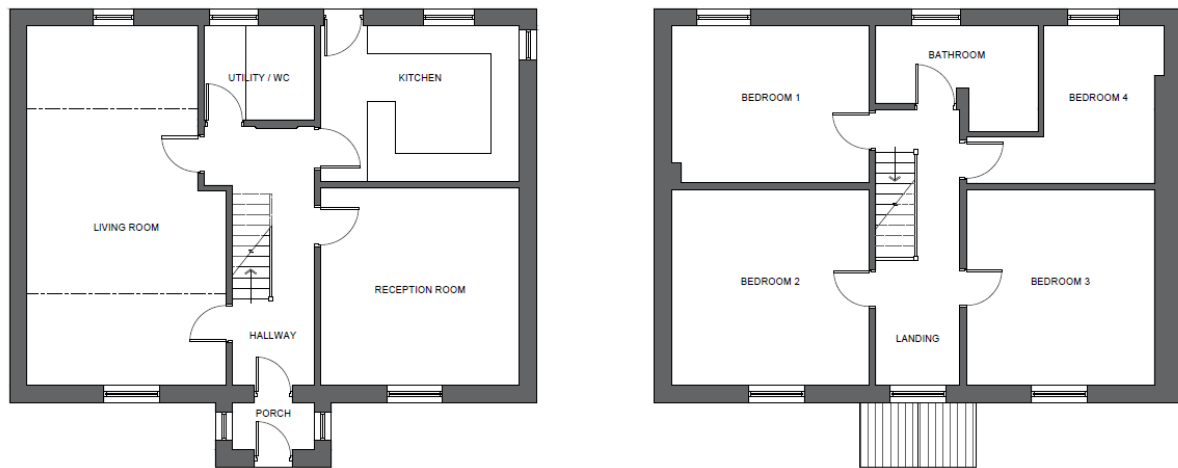


Fig 2 – Existing Floor Plans

3.0 SUMMARY OF SIGNIFIANCE

Abbey house is classed as a Building of Townscape Merit and sits within the Worston Conservation Area. It has been estimated to have been built between 1890 and 1911. Crow Hill Cottage, a listed building, is situated 30m to the east of Abbey House. There is a large amount of hedgerow and trees to provide screening between Abbey House and Crow Hill Cottage meaning that the proposed extension will have minimal impact on the setting of the listed building or the noted important view to the east of the property. The setting of the proposal and use of natural materials facing east will ensure that the proposal will have a low impact on the conservation area and adjacent listed building.

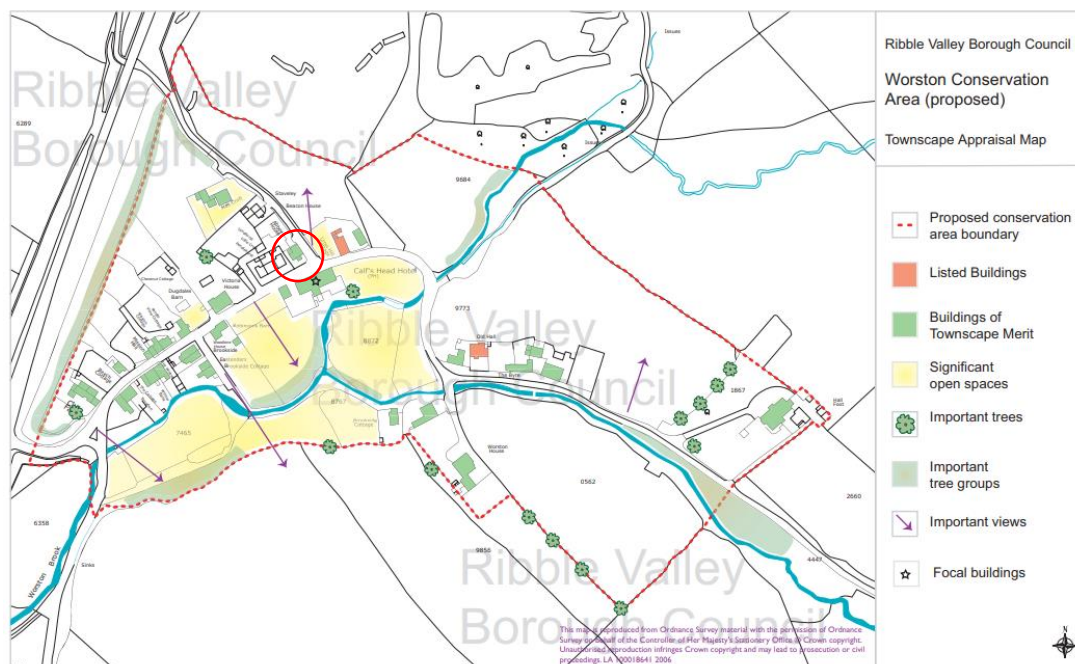


Fig 3 – Worston Conservation Area Map

4.0 EXISTING SITE PHOTOGRAPHS



Fig 4 – Existing Rear Elevation



Fig 5 – Existing Garage/Store Structure

5.0 PROPOSAL / DESIGN

5.1 PRE-APPLICATION SUBMISSION

A pre-application submission was carried out ref: RV/2021/00022 with a written response from Adam Birkett on 15/04/2021. The submitted scheme previously included a two storey rear extension as well as ground floor level. Following discussions and further review this has been removed as part of this application to reduce any impact on the surrounding area.

5.2 Following the pre-application comments the scheme was amended to create a single storey rear extension through the replacement of an aesthetically tired existing garage to create an open plan kitchen, dining and living space. It will facilitate the creation of a downstairs WC, home office and utility room. The extension creates a link between the existing house and the former detached garage structure.

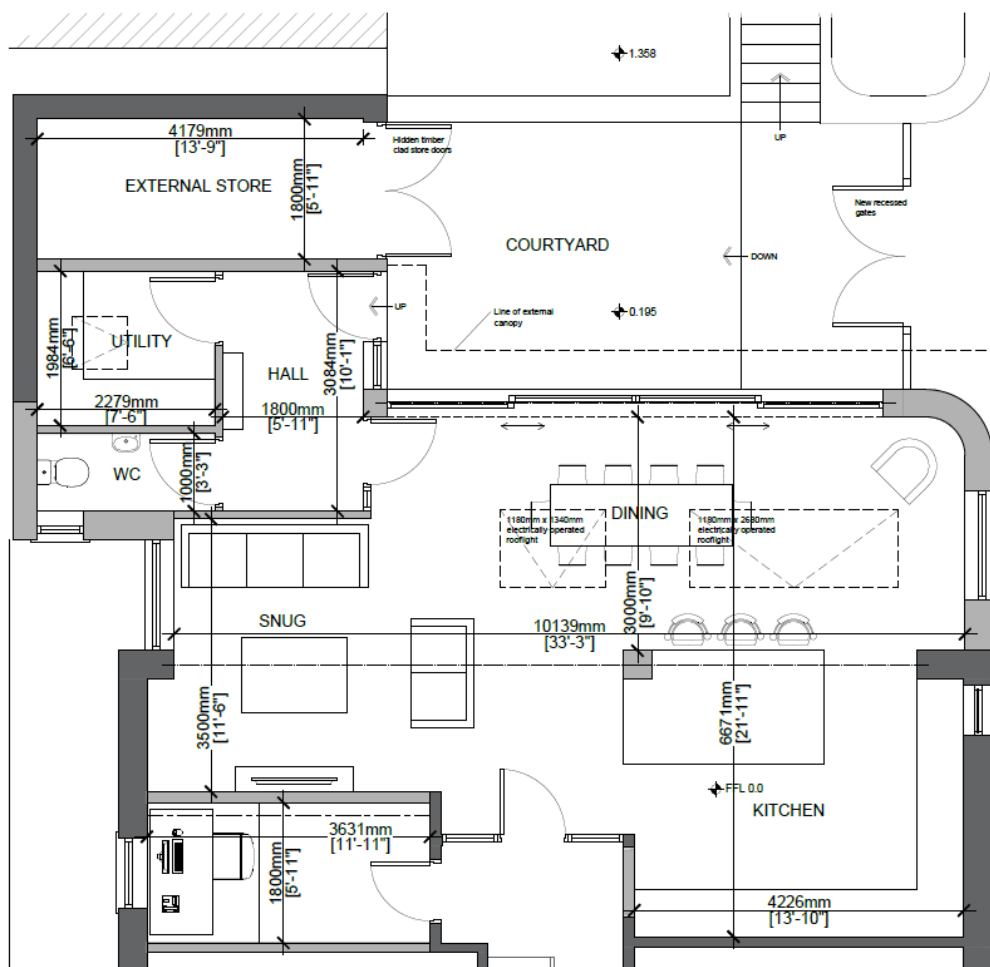


Fig 6 – Proposed Ground Floor Plan

6.0 SCALE AND APPERANCE

The proposed extension has been designed with contemporary detailing with a mixture of traditional and modern materials. The setting of the extension is set at a lower level with a stone wall facing east and road therefore reducing visual appearance ensuring that the character and aesthetic of the existing building is maintained. The scheme uses a combination of stone and rendered walls with a zinc standing seam roof. The stone walls have been used to ensure that the extension is in keeping with the existing house and surrounding area.



Fig 7 – Proposed Elevations

7.0 CONCLUSION

In summary, the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact on the existing property and surrounding area. The proposed extension does not compromise the amenity of the adjacent properties or their gardens and would not result in a loss of light or privacy. The scheme has limited impact on the surrounding conservation area and listed buildings.