



Design Statement

Lower Abbott House

May 2022

lower abbott house



Introduction

Lower Abbott House has previously received approval for a two storey rear extension (ref: 3/2021/0517). Following the commencement of works to implement this approval, the client now wishes to address a number of concerns that have become apparent since commencement, namely that the property is clearly in a worse condition than expected. The applicant now wishes to take the opportunity to build a replacement dwelling on the same footprint as the previously approved scheme, whilst addressing the condition and the issue of limited headroom in the existing property.

This application is for a replacement dwelling of similar area, profile and appearance to the current and approved scheme.

Existing

Lower Abbott House is a two storey detached house with associated outbuildings. Walls are generally finished in grit stone however window openings have been altered and adapted. The majority of the south elevation had been poorly rebuilt with concrete window surrounds and render finish, whilst the roof had a slate finish.

The previous application (approved) referenced a detached garage, as part of implementing this approval the client has since demolished the garage.

Neighbouring properties include a commercial garage to the northwest and cottages to northeast. There is open countryside to the south and west, plus garden to the east.

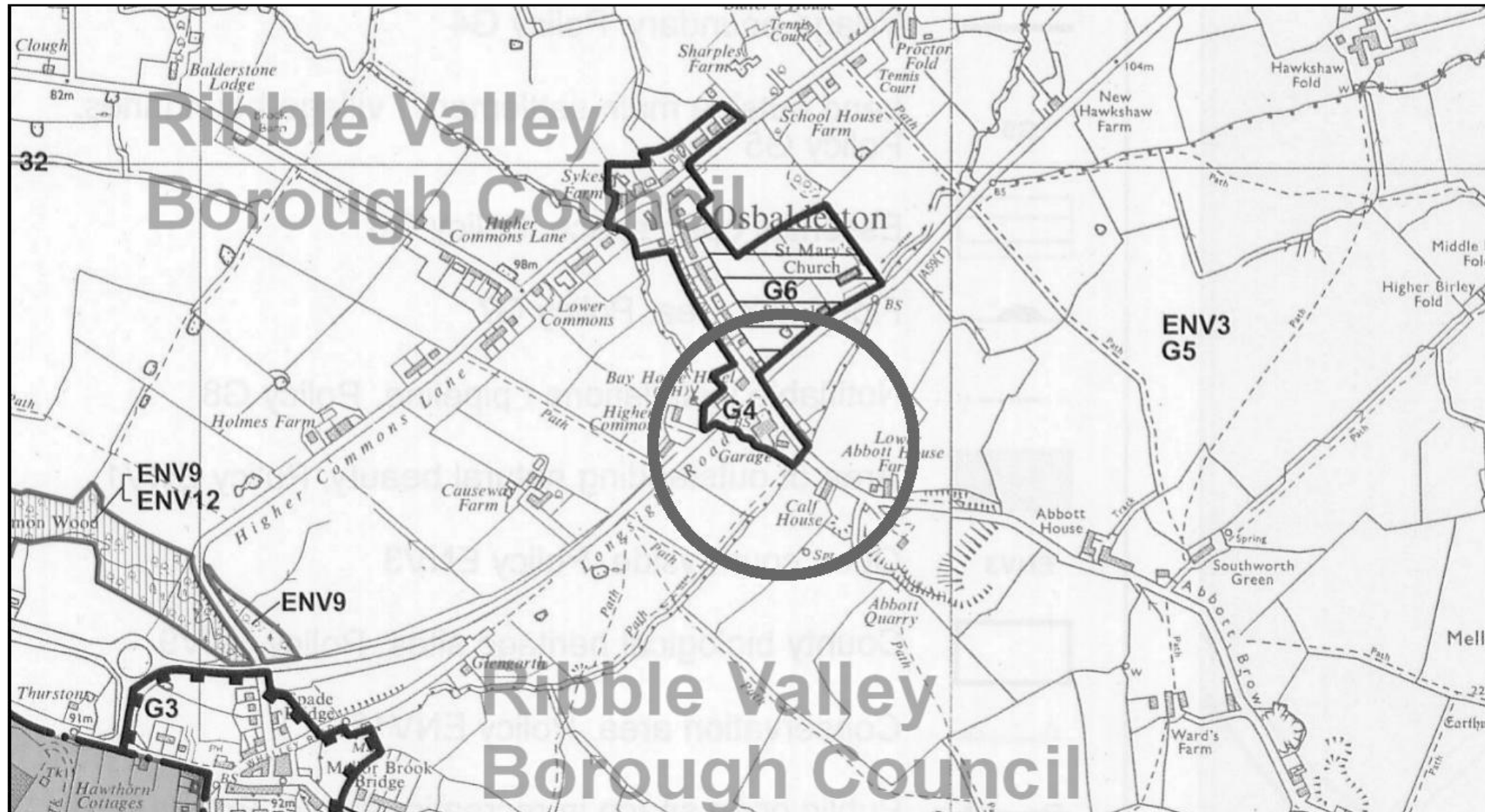
When the applicant started to implement their previously approved scheme, the house was clearly in need of extensive renovation. Internally the ceilings and eaves heights are low and the windows are small, giving a dark and rather oppressive character.

Existing Areas

site area	1060 m ²
house	
ground	113 m ²
first	110 m ²
outbuildings	
outbuilding	24 m ²
garage	14 m ²
lean-to	12 m ²
total	273 m ²
gross external areas	



lower abbott house



Planning application

Householder planning application for :-
'Proposed replacement dwelling'.

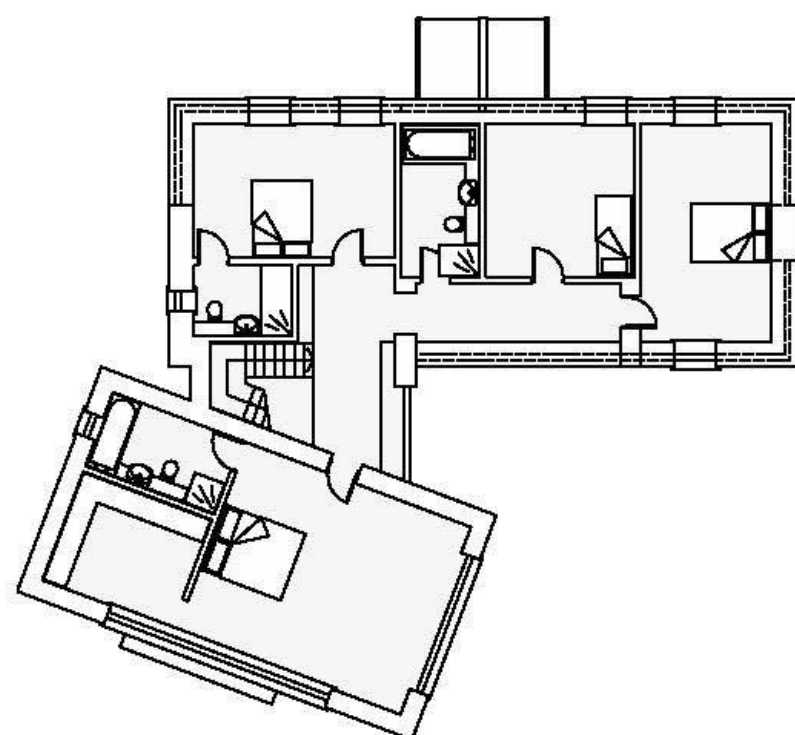
Planning

RVBC local plan confirms Lower Abbott House to be within
Osbaldeston village boundary.

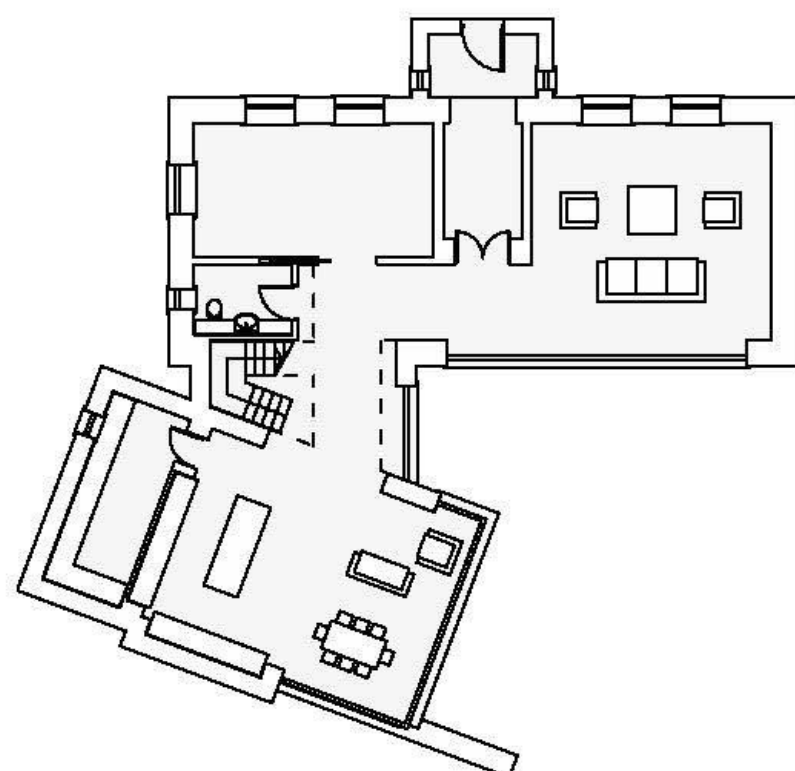
Planning history

Less than a year ago, RVBC were supportive of the
previous application which remodelled and extended the
house. Approval was granted in July 2021 for application
ref: 3/2021/0517, 'Proposed construction of a two-storey
extension to the rear'. This new scheme addresses the issue
of headroom and build quality of the existing house which
is very limited to both ground and first floors.

lower abbott house



first floor



ground floor

Use

The use of this residential property will be unchanged. As per the previous approval, the south wing provides a kitchen/family room at ground floor, plus master bedroom suite at first floor. Rearranging the ground floor plan of the house as more of an open-plan arrangement will assist the family in the home-education [REDACTED] with the inclusion of a dedicated classroom.

Amount

As the previous approval, the existing outbuildings are to be removed.

existing		273 m2
proposed	ground	184 m2
	first	174 m2
	total	358 m2
		gross ext.dimensions
increase		31 %

This replacement dwelling proposes a floor area equal to the scheme previously approved by RVBC following the previous application. This new application does not effect the area of the proposal and addresses floor levels and headroom of the property.

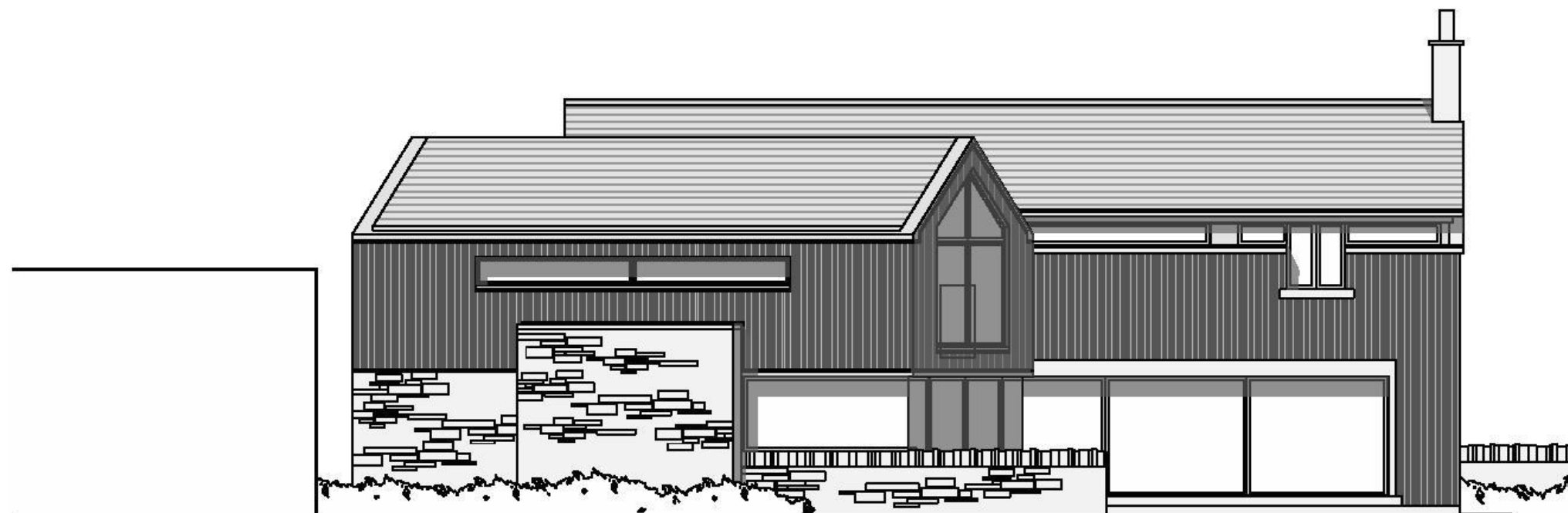
Scale

The floor area is unchanged from the previous approval. Raising the ridge height of the previously approved scheme by a nominal amount (1m) allows for the headroom internally at both ground and first floor levels to be improved for the occupants of the dwelling. The new house largely follows the profile of the existing house with similar eaves height and roof pitch. The height of the south wing is nominally lower than the proposed height of the main house, following the principle demonstrated in the previously approved statement.

lower abbott house



north elevation



south elevation

Materials

Materials are the same as the previous scheme, with the south wing reading as subservient to the main dwelling.

Roof - slate to match existing
Walls - natural stone and timber cladding

Appearance

The replacement dwelling is to evoke the existing house. The appearance of the north elevation (visible from Abbot Brow) is largely the same as the existing.

As per the previous approval, the south wing is sited to the south west of the site and will be almost fully concealed from Abbot Brow. It is spaced away from the main house, with a lightweight glazed link, to allow the two wings to be clearly understood.

The south wing is canted to follow the existing boundary line, reducing the possible impact of the replacement dwelling. Proposed windows to the south elevation of the both wings of the house will encourage natural light in to the plan. The plan sites the service rooms to the west, acting as an acoustic buffer to the neighbouring commercial garage.

Access and Parking

As per the previous approval, the house is designed to be used and fully accessible for their disabled son, including level entrance thresholds, ambulant staircase, bathroom provision, etc.

The existing site entrance will be unaffected by the proposals. 3no car parking spaces will be provided as in the previously approved scheme.