



33 Bells End Lane, Walton on Trent

Design, Access & Heritage Statement

In support of application for:

Householder Planning Permission





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1. Site Location

The site is located at 33 Bells End Lane, Walton on Trent, South Derbyshire, DE12 8ND. The property is a two-storey semi-detached house within the development boundary of the village of Walton on Trent. The property was built circa 1950 is accessed via Bells End Lane.

Planning History:

Ref: DMPA/2019/1115 The erection of a 2-storey rear extension, permitted 27th Nov 1999.

2. Site Analysis

The property's principal elevation faces South and fronts Bells End Lane. Access to the property's drive is from Bells End Lane via the Main Street. The rear garden is North facing with views of the countryside.

3. Description of the Proposal

The existing property benefits from moderately balanced floor plans, however, the ground floor contains a wc room to the front of the house prohibiting views to the front via the kitchen / dining, this also reduces daylight entering the kitchen from the south facing front elevation. The proposed two storey extension seeks to relocate the wc and provide a utility room and provide a larger garden facing dining and family room. The new space will link to the existing kitchen, which will be larger due to the wc relocation, it will also have direct views south. Upstairs will see enlargement to the master bedroom with the addition of an ensuite, the smaller existing third bedroom will be extended and a small fourth bedroom / office will be created.

4. Details of the Proposal

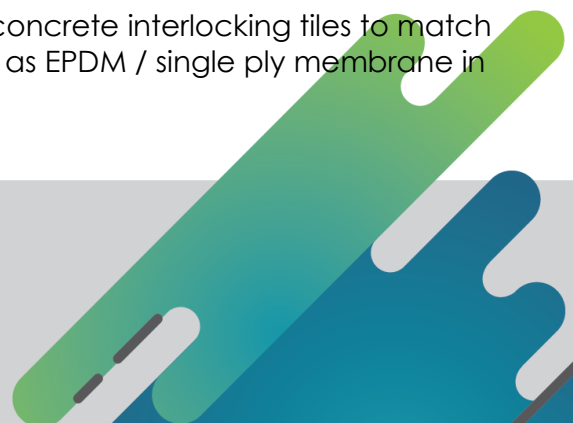
The proposal will provide 23.1m² internal area downstairs and 21.7m² upstairs. The main existing pitched roof will be extended east, the new two storey extension zones facing north towards the garden will have flat roofs. The existing porch / bay window canopy will be extended east to the full width of the proposed extension.

External Finishes:

The external wall finish is proposed red / brown masonry to match the original house, the previous rear extension, porch and bay window will remain as render.

The façade will include a red engineering brickwork plinth below DPC level to match the existing house.

The roof finish to the extended pitched roof will be ridged concrete interlocking tiles to match the main existing roof, the new rear flat roofs are proposed as EPDM / single ply membrane in mid grey with natural coloured concrete copings.





The porch canopy will be extended and built with the same concrete interlocking tiles, white UPVC soffit planks and black timber fascia, soffit and black UPVC rainwater goods.

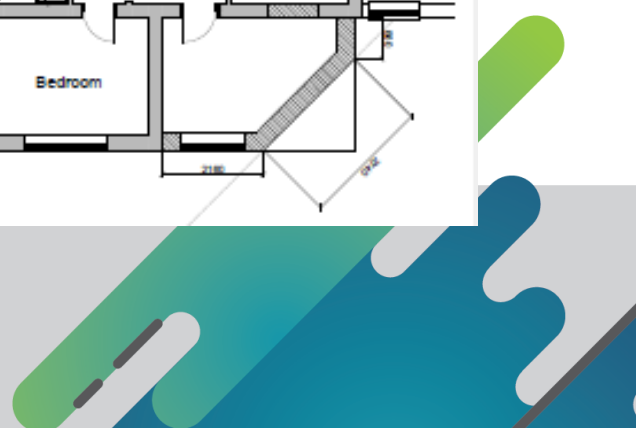
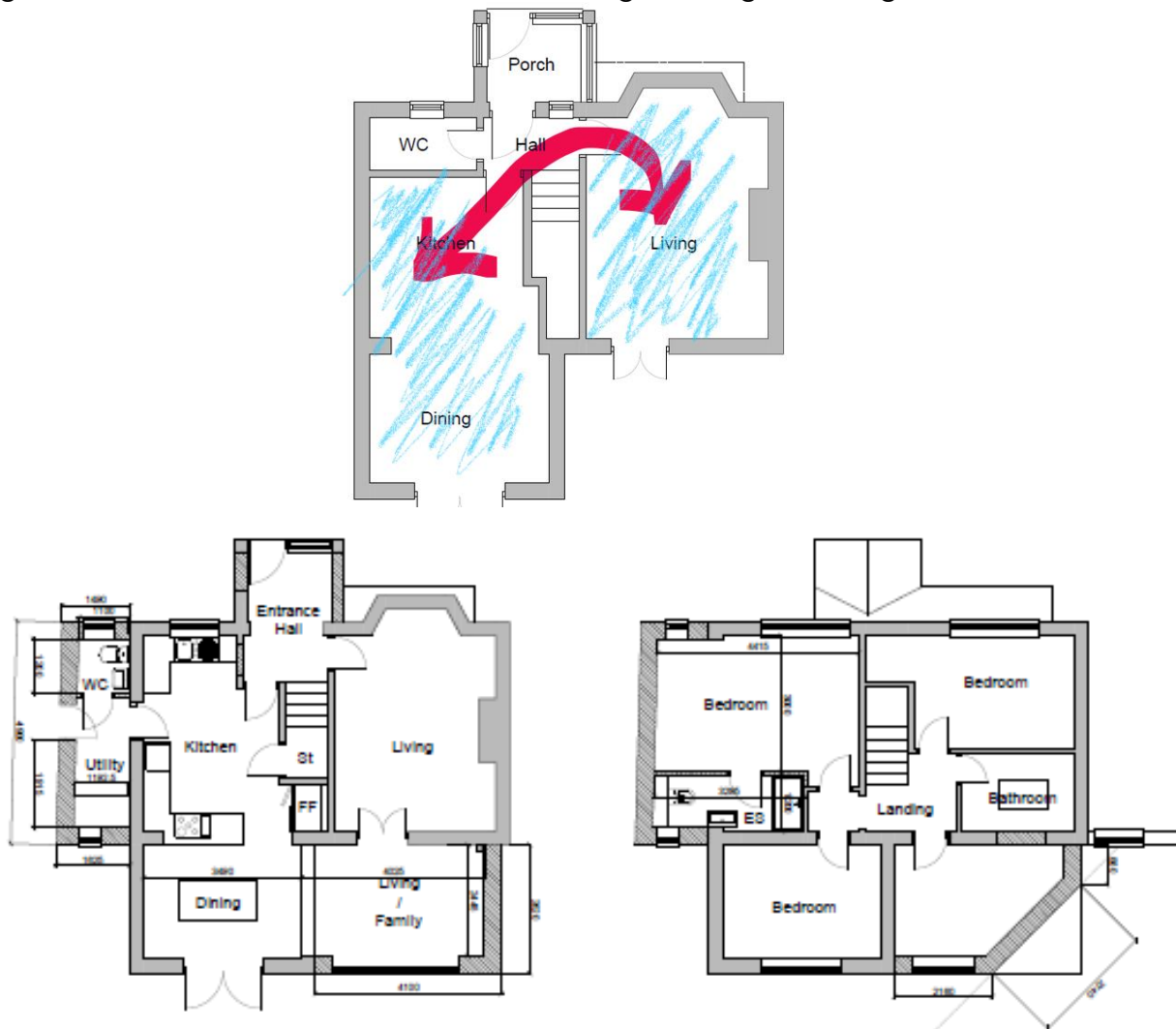
New side hung doors, windows to be white UPVC to match existing. The glass to the new east facing window will be opaque. New sliding / bi-folding rear door to the family space will be PPC aluminium colour RAL 9010 White.

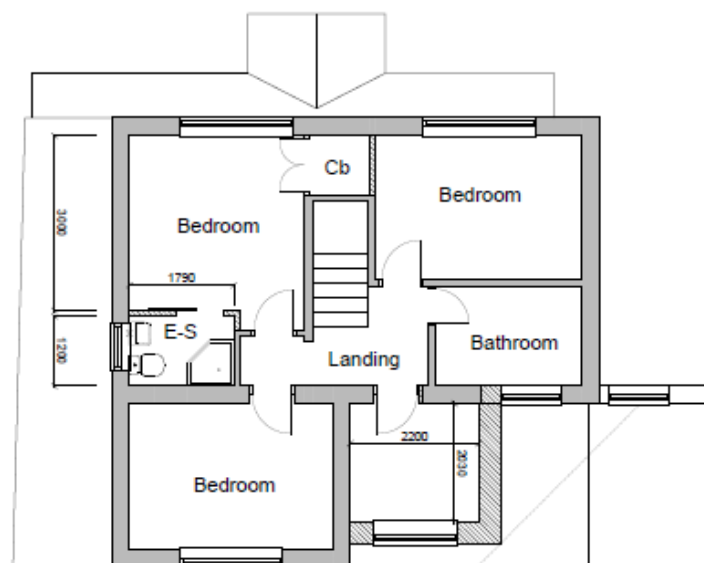
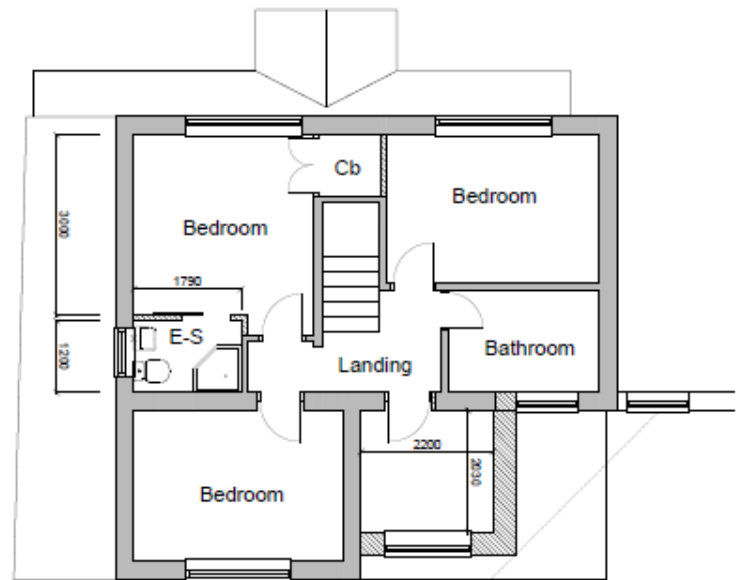
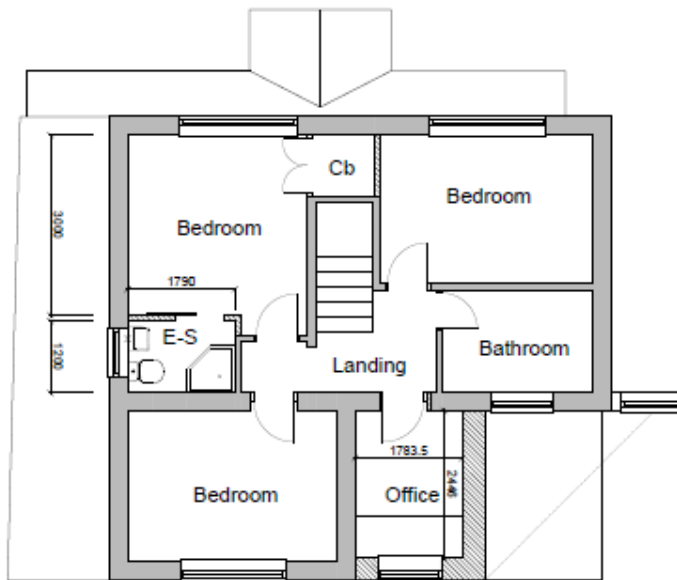
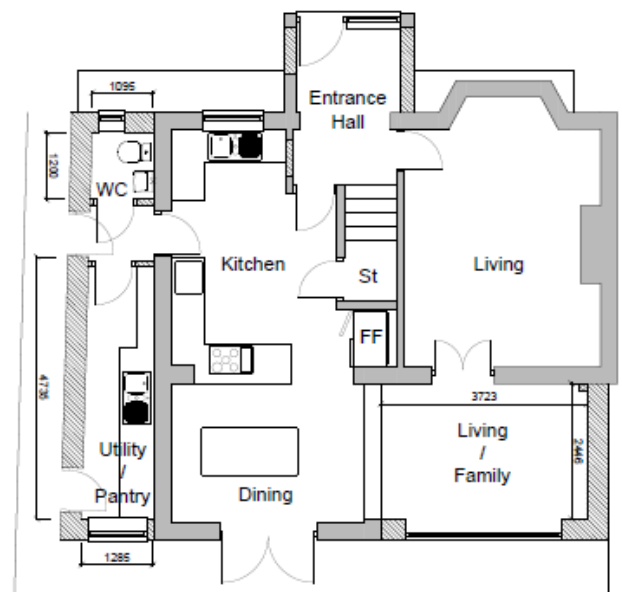
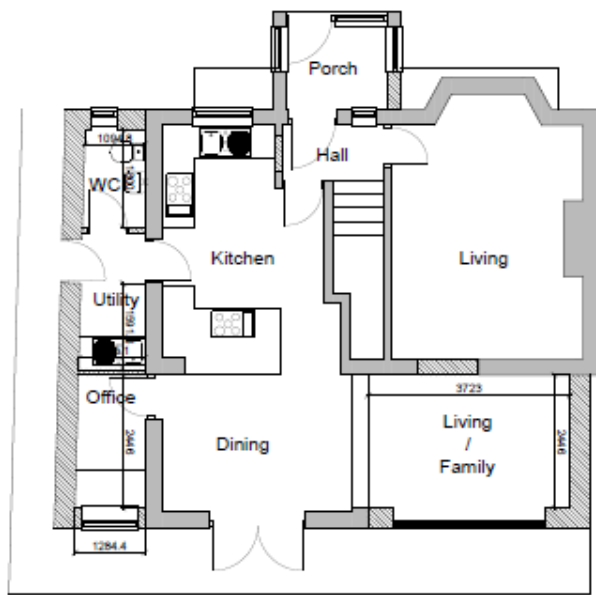
New roof light will be PPC aluminium colour RAL 7043 Traffic grey.

New rainwater goods will be black UPVC to match the existing.

5. Design

A number of options were appraised, however, the existing house has limitations to create the desired open plan living space, the staircase is central and divides the ground floor rooms. Options explored full and partial width and depth extensions to the side, plus various configurations to the second floor without effecting the neighbour's light;







Different materials have been considered including a completely flat single ply membrane roof finish to the whole extension, timber cladding and render façade treatment.

The proposed materials have been chosen to match and complement the existing property and wider village palette.

6. Scale

The height of the proposed extension is driven to ensure the floor and ceiling levels line through with the existing dwelling, this results in a flat roof that is marginally above the existing property's eaves height, the new extended pitched roof lines through at eaves, ridge and matches the existing pitch.

The proposed extension sits comfortably within linear arrangement of houses on Bells End Lane.

The proposed extension doesn't extend beyond the front line of the existing dwelling, nor to the extent of the neighbouring property's rear elevations to both east and west.

7. Landscape

No trees are impacted by the proposed extension. The existing soft landscaping will be retained.

8. Ecology

There is no recorded ecology on the site of the proposed extension. The property curtilage is under 1Ha, and it is in flood zone 1.

9. Access

The access to the front of the existing property is not affected by the proposed extension. Rear access will be provided via the new side hung doors to the side extensions south and north elevations.

10. Heritage

Site Description:

The site is located at 33 Bells End Lane, Walton on Trent, South Derbyshire, DE12 8ND. The property is a two-storey semi-detached house within the development boundary of the village of Walton on Trent. The property was built circa 1950 is accessed via Bells End Lane.

The property is not Listed.





The property's principal elevation faces South and fronts Bells End Lane. Access to the property's drive is from Bells End Lane via the Main Street. The rear garden is North facing with views of the countryside.

There are a number of listed properties within the vicinity of the 33 Bells End Lane. These include the domestic dwellings, as listed below.

Within 500m:

Barr Hall farm: C18 farm and farmhouse

St Laurence Church: C14 church

Walton Village Hall: C19 hall

With 1000m:

Trent House: C19 dwelling

Barn Farm Cottage: C18 farm

Walton Hall: C17 hall

Whilst this application takes note of these, they remain, we believe, unaffected since the proposal is for development to the rear and side, that echoes similar granted applications - thereby causing minimal impact upon the surrounding properties.

Historic, Architectural and Artistic Significance:

The property is not Listed nor within the village Conservation Area and as such has little heritage value. The design is a mix of post war council house architecture and modern extension with no special architectural, or historical links, nor is it linked to any heritage assets. The property is set back parallel to Bells End Lane and constructed from modern late 1950's materials including red masonry, concrete roof tiles and UPVC windows and more modern late 90's materials including render.

Archaeological Significance:

The property was built in c1950 on an existing farmyard, it was then extended in 2000.

Impact of Proposals:

The proposed development would have no impact on the significance of the existing property and the site.

Regarding impact upon near listed buildings, we would view the proposals as having little or no impact upon either the fabric or view.

Effect of the proposals on heritage assets:

We believe the proposals have very little/no impact upon the near village heritage assets.



Are the works reversible whole or in part?:

The works are reversible however it is unlikely that it would be necessary as there are no changes which would impact the near listed buildings / heritage assets.

Is the harm offset or outweighed by any public benefits?

There are no harm or benefits to the public however there are benefits to the homeowners.

Summary:

We believe there are no heritage impediments to the principle of a sensitive two storey side and rear extension.

11. Conclusion

The proposed extension by virtue of the design and materials of construction are complementary to the character and appearance of the setting and pay respect to the neighbouring buildings within Bells End Lane and the wider Walton on Trent village including heritage assets and the Conservation Area, and as such a Planning Approval should be awarded.





Appendix A: Property Images:



