

# MURSELL & COMPANY (Newbury) LIMITED

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## PLANNING, DESIGN AND ACCESS STATEMENT

**Site address :** WESTRIDGE STUDIO  
ANDOVER ROAD  
HIGHCLERE  
RG20 9QS

**Applicant :** WESTRIDGE TRUST

**Proposal :** TWO-STOREY FRONT EXTENSION & ASSOCIATED ALTERATIONS

The proposal consists of minor alterations to the approved application 17/00867/FUL to enhance the aesthetic appearance of the extension and alteration works, using styles and materials to reflect those used in the original construction. In addition to this the first floor fire escape has been extended to comply with Building Regulations.

**Background to the Application :**

The property is locally 'listed' and the applicant would like to address the comments of the conservation team with regard to improving and enhancing the approved original design; the building is deemed to be *locally significant due to age, social importance and strength of architectural and historic character*'. It is felt that the use of hanging tiles to the new extension are not in keeping, nor are the proposed new entrance doors or existing first floor window above.

In addition to changing the entrance door window to the south elevation, the applicant would like to install a lean-to porch, of style and using materials to complement the style and original building use. This would provide weather protection to the main entrance.

The previously approved plans show the first floor window and fire escape door in an 'overhand' position to allow a longer escape flight; to comply with Building Control regulations a new stair will require a landing and as such will need to be wrapped around the corner of the building, to allow passage down the west side of the building.

**Design / Use :** It is proposed to construct the new arched window opening / form to the new east with yellow bricks and detailing to closely match the existing east widow openings; the ground floor will be provided with a ‘bricked-in’ window to provide an aesthetic balance to the structure.

New windows will be constructed in dark grey paint finish metal with glazing details sympathetic to the original windows.

A lead finished arch profile window opening will be installed to the amended first floor south window which will allow the existing hanging tiles to be cleanly cut and detailed without the need for cement pointing (which would be difficult to detail within a tile opening).

To the main south entrance it is proposed to render and provide a light paint finish to either side of the newly formed opening; the new entrance door will be constructed in materials and be of colour to match the new windows – the arched detail to head of the door reflects the original north elevation door.

The proposed porch will be constructed in oak framework with weatherboard sides, and have a ‘catslide roof’ using tiles set aside from those removed to make the new entrance door opening.

**Layout / Scale :** The proposed changes to the approved plans do not affect the layout or scale.

**Access :** The new south elevation entrance provides for a level threshold with cover some cover for less mobile visitors; internally the ground floor provides for enhanced circulation to the ground floor. The proposed use of contrasting materials to the south entrance enhances the access and approach to the building for those of poorer sight.

**Ecology:** While the new entrance design requires to removal of some of the hanging tiles to the south elevation it is proposed that the new porch be constructed such that it can provide an appropriate bat roost, and design input will be sought from an ecologist.

**Conclusion:** The proposal provides an enhanced aesthetic appearance, that takes on board the comments of the Basingstoke and Dean Conservation Team, to better reflect the form and detail of the original historic structure.

**AB.05.02 - DAS**  
**July 2018**