



THE ROSARY, 104 LION LANE, TURNERS HILL
DESIGN & ACCESS STATEMENT

26th September 2025

INTRODUCTION:

This Design & Access Statement has been prepared by Victoria Mustard Architects to accompany our Householder Planning Application for the demolition and erection of a front porch.

Existing Use: C3 Residential

Proposed Use: C3 Residential

DESIGNATIONS:

The site falls within the Turners Hill Conservation Area.

The Rosary is not listed, however there are listed buildings nearby, notably The Hollies, The Red Lion Pub and Mantlemas Meath Cottage.

CONTEXT:

Turners Hill is a rural village located at a crossroads at the top of a hill with an eclectic mix of architecture mostly of Victorian & Edwardian origin, with some feature buildings originating from the 16th & 17th Centuries. There are many listed buildings in the village.

The Rosary is located on the North-facing hillside on a narrow strip of land between Lion Lane and North Road in Turners Hill.

Views are to the North, with the land falling across the length of the site down to the bottom North corner of the garden.

The house is visible from Lion Lane, however the ground floor and porch are somewhat obscured by an established hedge.

EXISTING:

The two storey house features a painted roughcast rendered ground floor with traditional clay hung tiled upper floor. The rear elevation has exposed facing brickwork in a Flemish bond. The roof is steeply pitched and clay tiled with two feature chimneys to the ends of the house and a third chimney at the rear.

The existing porch was added at a later date. The porch is very narrow and cramped, with contrasting black stained timber upper wall cladding and stretcher brick bond lower wall. The porch is cheaply built from a half brick thin skin of brickwork and is draughty and cold.



Street View of The Rosary from Lion Lane, viewed from a high point across the lane.



Rear elevation of The Rosary..



View of the South entrance end of the porch from within the front garden.



View of the porch from within the front garden.



View of the North end of the porch from within the front garden.

PROPOSAL:

This proposal is to demolish and replace the existing entrance porch with a similar but more spacious porch.

The single pitch pent roof is to be replicated, slightly raising the ridge of the roof to facilitate a better head room internally. The existing porch roof tiles are to be retained and re-used on the new roof, mixing them with matching reclaimed tiles.

The new replacement porch will retain the symmetry to the street facing façade, with the porch centred between the two ground floor feature sash windows.

The new porch will be brick facing, with bricks carefully chosen to match the existing brickwork to the rear of the house.

The new window is to match the first floor casements and is proposed as a triple pane painted timber window with equal sightlines and slim horizontal glazing bars.

The new front door is to be a traditional painted door with solid lower panel and glazed upper panel with slim glazing bars.

The porch walls and roof will be well insulated, and this will help with warming the internal Hallway during winter.

CONCLUSION:

The proposed porch will not have a negative impact on the character of the existing house as it remains diminutive in scale relative to the house and maintains the symmetry of the lower floor.

Materials are to closely match the existing palette, including re-using materials wherever possible.

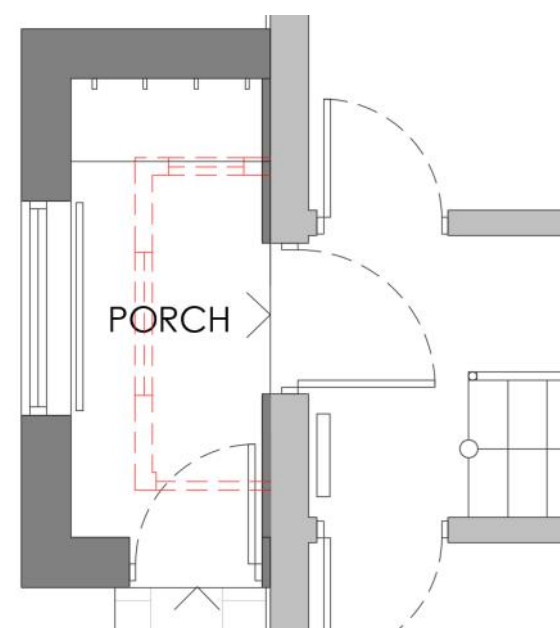
Due to the sloping roof and low eaves level of the new porch, it will not have an impact on the Conservation Area setting.



Front elevation with new porch placed symmetrically between the ground floor windows. (not to scale)



Side elevation of new porch & traditional entrance door with upper glazed panel with slim glazing bars (not to scale)



Extract plan showing relationship of old porch footprint and replacement porch. The extra width and length will facilitate shoe, coat & bag storage space currently lacking in the small internal Hallway.



Red reclaimed bricks to match existing.



Reclaimed plain red clay roof tiles to match existing.