ESDON ARCHITECTURE



8 Netherhampton Road, Salisbury, SP2 8he

Planning — May 2023

Planning and Design Statement

02

8 Netherhampton Road, Salisbury, SP2 8HE

1.0 — Site Photographs

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7.0— Proposed Plans

8.0— Biodiversity

9.0 — Precedent Images



2.0 —Site Photographs









1.0 —Site Photographs





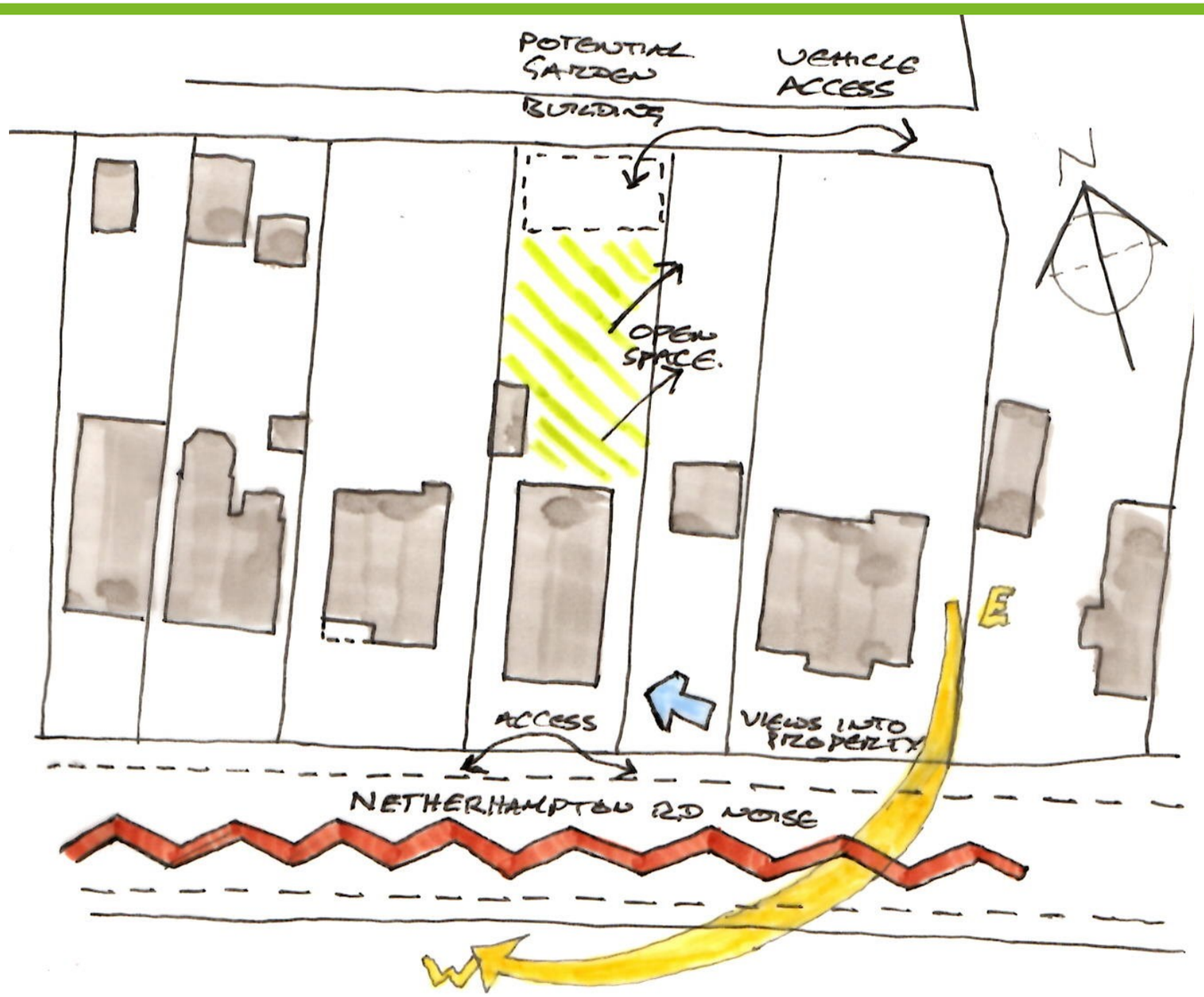








2.0 — 8 Netherhampton Road, Salisbury, SP2 8HE



Client Requirements:

- Modern residential property in place of the existing.
- New vehicular access to the rear of the plot with the potential to retain access from the frontage.
- 3 good size bedrooms..
- Open plan layout with opportunity to close spaces off.
- Additional useful rooms could include a study and or a gym.
- Consider slope of site and access.

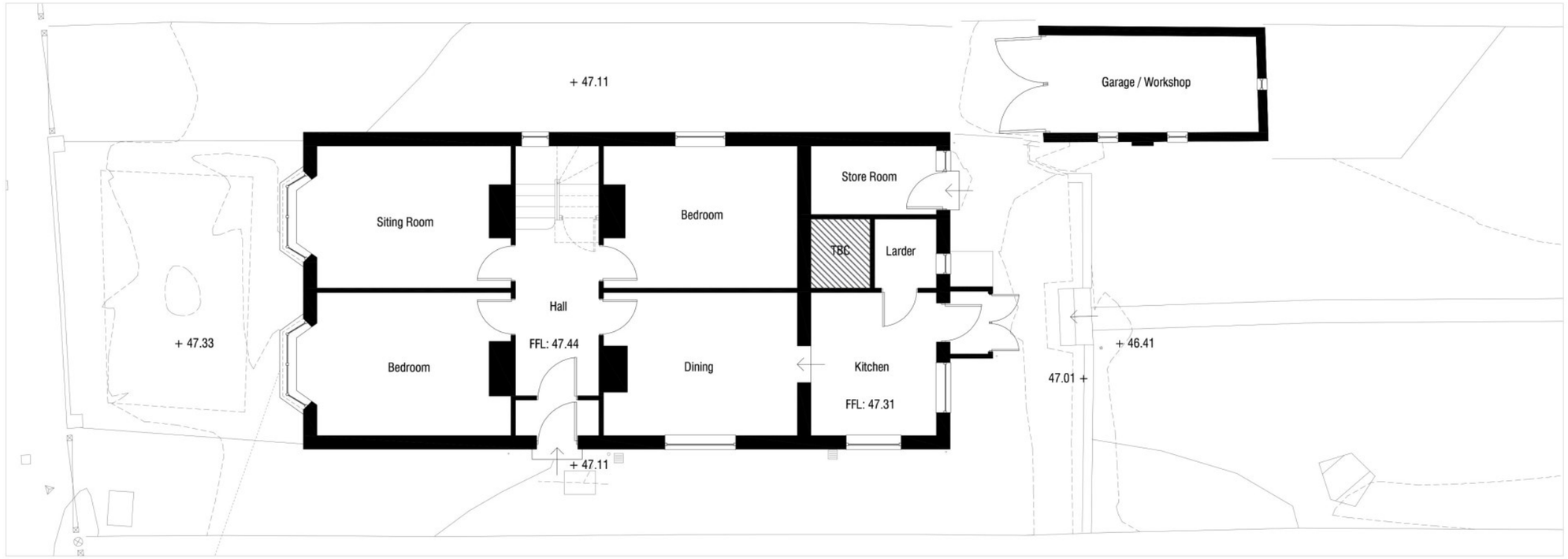


Site Analysis:

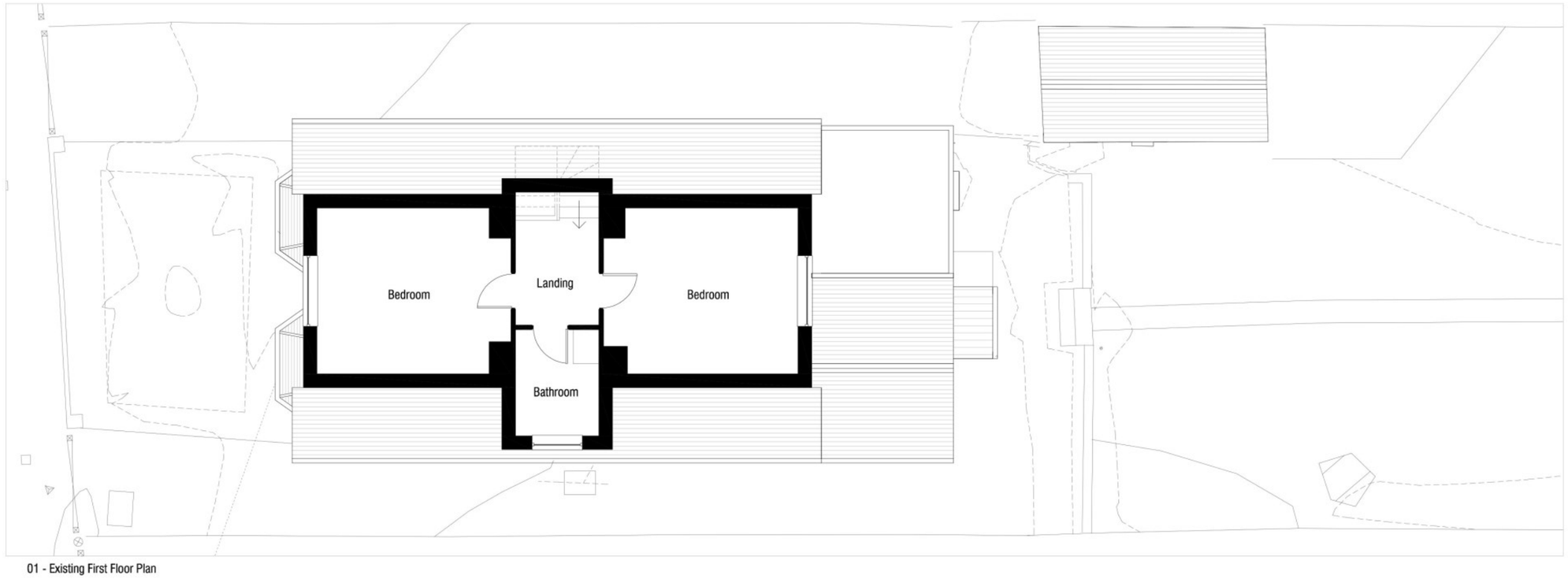
- Mainly north facing garden but opportunities for evening sun to the frontage and good light to the side elevation
- Noise and potential overlooking from pedestrians on Netherhampton Road.
- Vehicle access to the rear achievable via the shared access which leads onto Lower Street.
- Area is mainly residential and although there is a mix of housing stock the materials are predominantly brick and render
- Existing property has good height to it and this is helped by no. 4 and also the pair of semi detached at 18 and 20.
- Houses opposite are also 2 storey.
- Property is not listed and sits outside of the Salisbury Conservation Area.
- There are no listed buildings that will be affected by the proposals.
- The existing building is derelict and in a very poor state of repair.



3.0 —Existing Drawings



01 - Existing Ground Floor Plan



01 - Existing First Floor Plan

N

Rev:	Date:	Revision History:
A	13.04.23	First Issue

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Designed by:	EE		Checked:	EE	
Drawn By:	EE		Approved:	EE	

Scale: 1:100 @ A3

Status: Planning

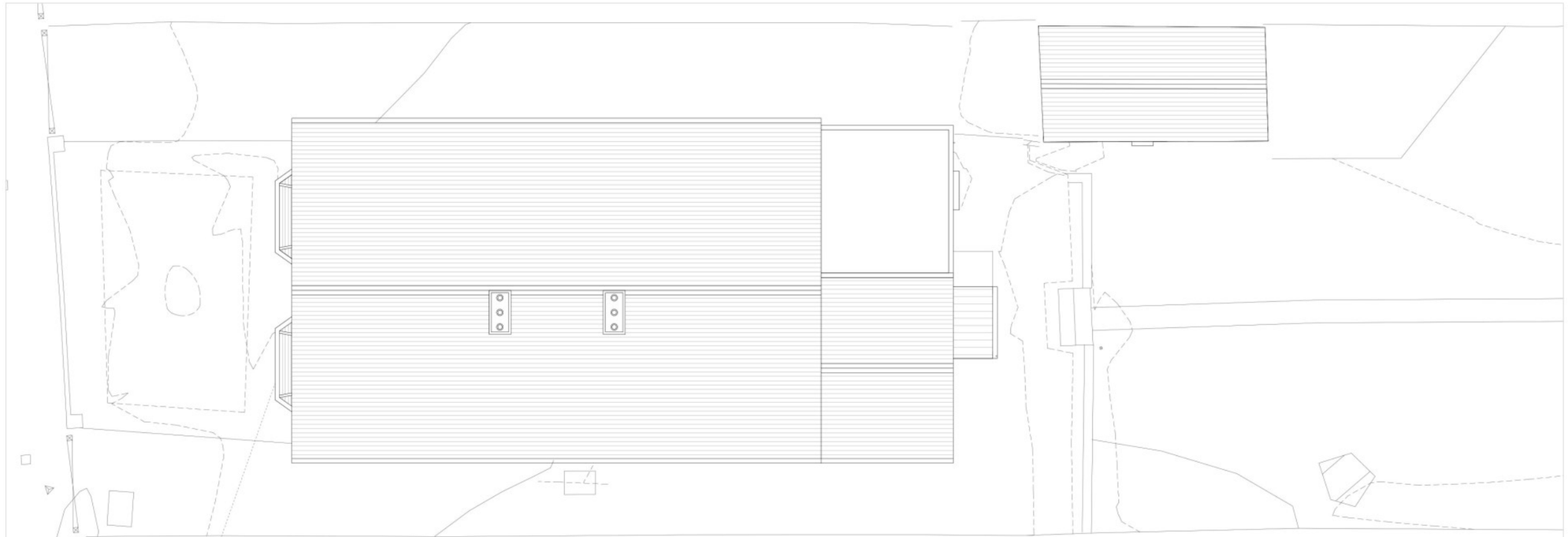
Drawing Title:
Existing Ground and First Floor Plan

Drawing No: 00-100

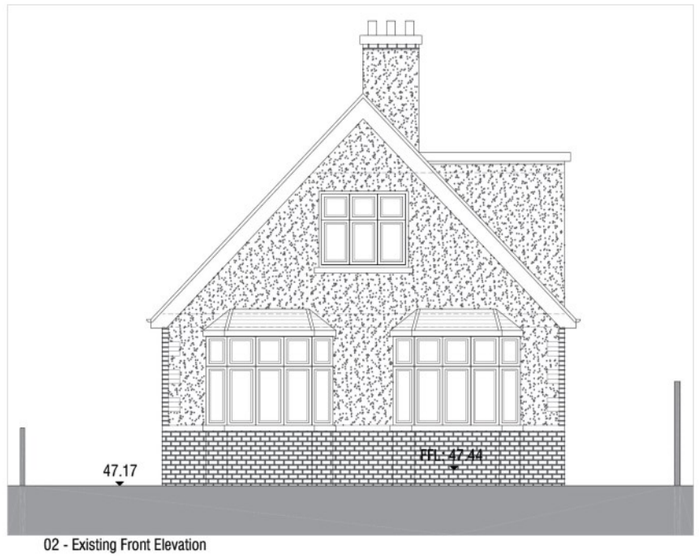
Rev: A

0 1 2 3 4 5

3.0 —Existing Drawings



01 - Existing Roof Level Plan



02 - Existing Front Elevation



03 - Existing Rear Elevation



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A	13.03.23	First Issue

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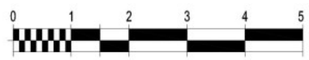
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Status: Planning

Drawing Title:
Existing Roof Level Plan and Elevations

Drawing No: 00-101

Rev: A



3.0 —Existing Drawings



03 - Existing East Side Elevation



02 - Existing West Side Elevation

0 1 2 3 4 5

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Drawn By:	EE		Approved:	EE	

Scale: 1:100 @ A3

Status: Planning

Drawing Title:
Existing Side Elevations

Drawing No: 00-200

Rev: A

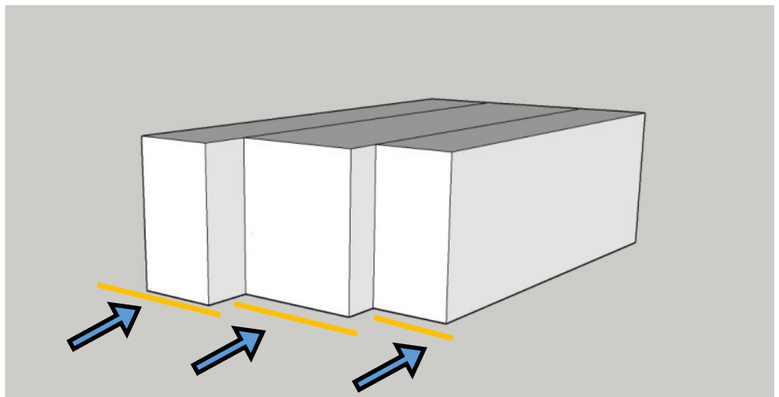
4.0 —Proposed Massing and Design Development



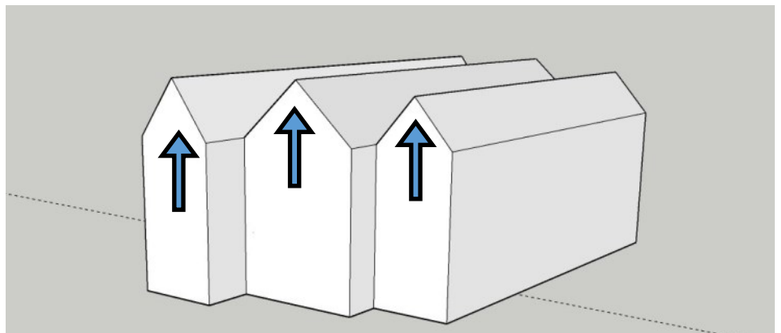
The existing building is steeply pitched and offers a balance between the run of 4 bungalows to the left and the two storey property to the right

The pumping station provides a widened gap between the residential properties with the built line shown on the right. We have used the change in elevation and height as a means of siting the proposals within the streetscape.

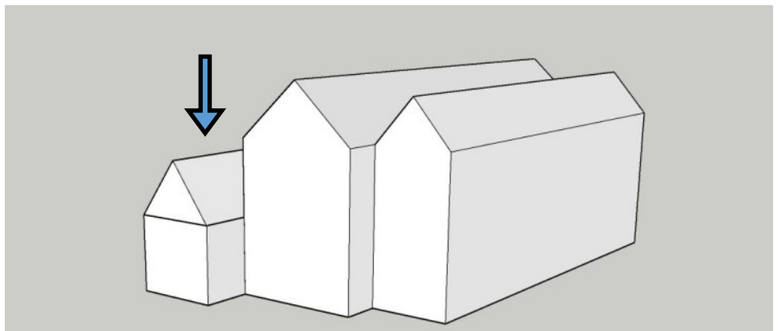




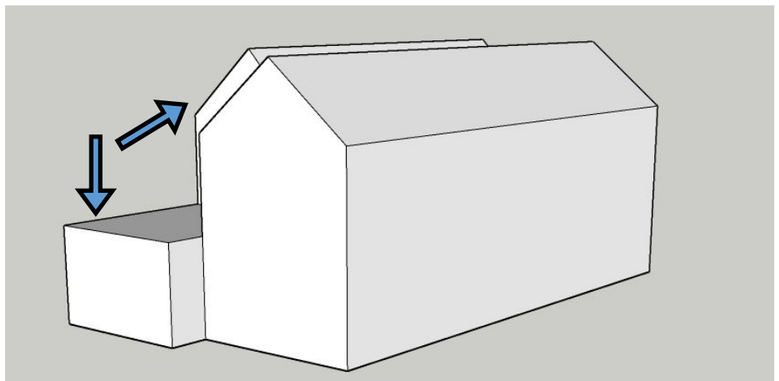
Pushing the façade back and stepping it in relation to neighbouring buildings



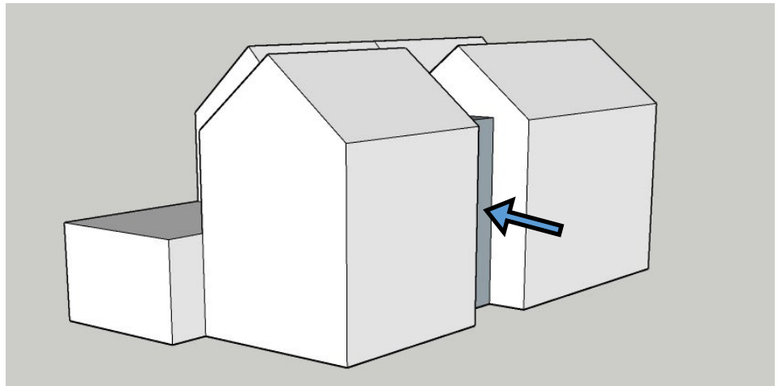
Adding height by raising the 3 forms. Pitched roofs to match neighbouring context



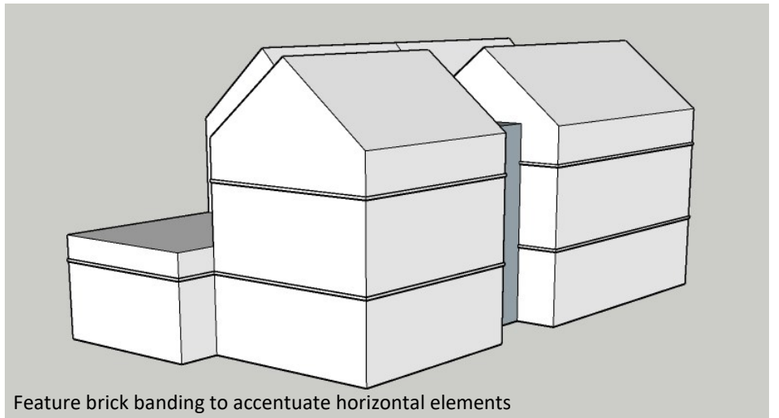
Potential to lower height to relate to neighbouring bungalow



Alternative mass for 2 elements with some stepping to relate to bungalow



Suggested side entrance for use from Neatherhampton Road and rear access



Feature brick banding to accentuate horizontal elements

5.0 — Design Statement

Overview

The application seeks planning permission for the replacement of the existing bungalow, for a new two storey 3-bedroom property. In addition to improving energy efficiency and providing a modern home, a replacement dwelling also provides the opportunity to enhance the landscape character.

Existing House

The existing house is derelict and in a bad state of repair and not considered to be of any architectural merit.

The fabric and out-dated construction of the property equates to very poor energy efficiency and comfort levels and it is not seen as suitable for renovation.

Appearance

The proposals look to traditional brick facings with feature brick banding in a contrasting colour to extenuate the horizontal tones.

Banding of soldier coursed brickwork identifies the levels between the ground and first floors with the different banding being reminiscent of the neighbouring bungalows.

The existing entrance onto the side of the property is being emulated to allow access from both the front and rear of the property. This also allows a change in the internal floor levels between the front and the rear of the property and also addresses the change in external levels between Netherhampton Road and the rear garden.

Glazing to the frontage is kept to traditional proportions to maintain privacy and reduce the impact of noise from the busy road. The rear elevation opens up to the garden with the inclusion of a recessed balcony to the master bedroom which will look out onto the garden. The recessed nature of the balcony reduces any perceived overlooking issues into the neighbouring property. To further reduce and perceived overlooking, the balcony is also positioned to the right hand side of the property which borders onto the pumping station site.

Access

Vehicle parking will be provided for 3 no cars.

The existing vehicle access arrangement is to be maintained from the frontage and slightly widened to improve access off Netherhampton Road.

The double access off Netherhampton Road is sufficient in size to enable a vehicle to enter and exit in a forward gear. The drive will be a permeable hard standing surface with aco drains to ensure no additional water is dispersed onto the highway.

The existing access has very good visibility in both directions.

Access from the rear via a shared private track off Lower Street, allows for vehicle access and parking to the rear of the garden. This is evidenced by a number of properties further down the shared private track which benefit from this situation.

Scale

The design approach for the proposals seeks to maintain a similar footprint to the existing dwelling and addresses the stepped street frontage, retaining the gaps between the properties.

The footprint of the proposed is slightly wider than the existing whilst allowing clear gaps and distinction between the neighbouring properties and access down both side elevations.

Stepping the first floor back from the main frontage brings the scale down to the neighbouring bungalow and addresses the differing heights of properties along this section of Netherhampton Road.

The rooflines of Netherhampton road are varying and the proposals reflect this and respond to their neighbouring properties.

Energy

The proposed dwelling will be highly insulated and will take advantage of both air source heating and solar power.

An electric charging point will be provided.



Front View

Planning Considerations

There are no previous planning application for the site

Core Policy 41 Sustainable Construction and Low-Carbon Energy

Core Policy 50 Biodiversity and Geodiversity

Core Policy 51 Landscaping

Core Policy 57 Ensuring high quality design and place shaping

Conclusions

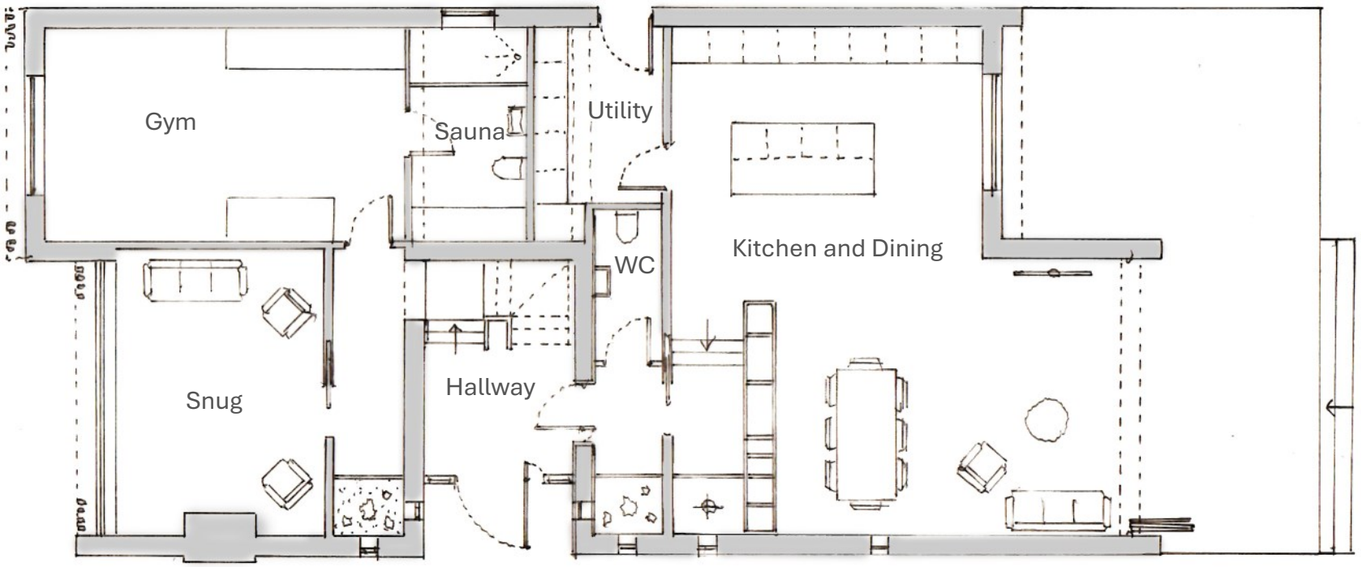
The derelict nature and condition of the building means it is not suitable for conversion and presents a superb opportunity for a family dwelling in a city centre location.

The scale of the proposals, whilst marginally bigger than the existing property, accords with buildings within the locality and sits well within the street scene.

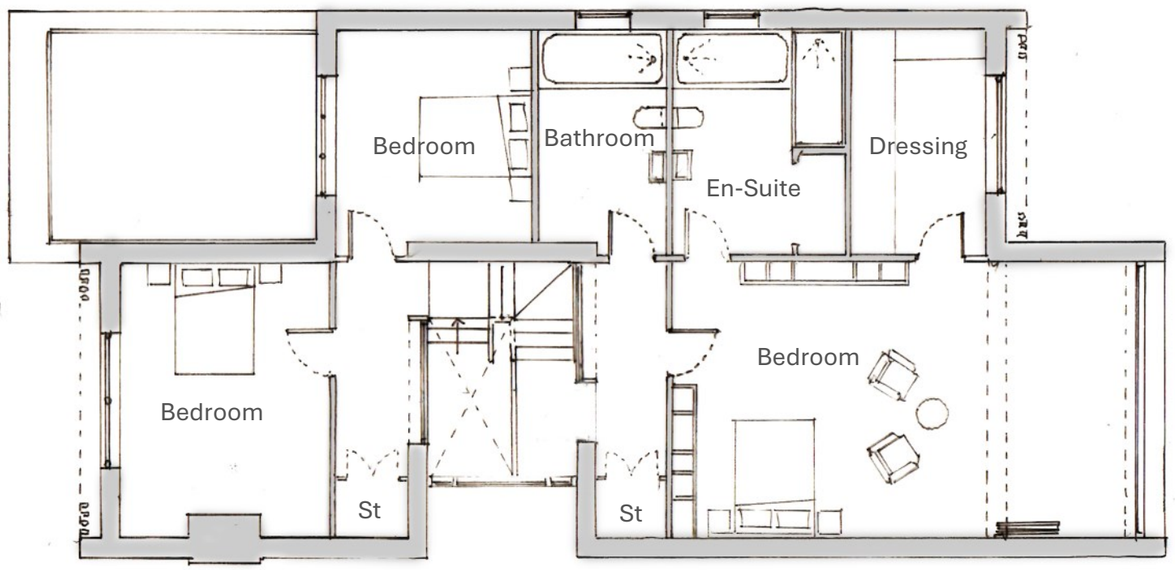
The muted brick tones and traditional proportions with careful detailing to a modern finish provide a property that is visually appealing and improves a derelict brownfield site.

We therefore endorse these proposals to you in seeking planning permission for the replacement dwelling.

6.0 —Initial Sketches



Proposed Ground Floor



Proposed First Floor

- Separate snug to the front with gym and sauna to the front.
- Stepped façade to the rear gives a feel or greater separation to the open plan area.
- Side entrance for ease of access from the rear garage or Netherhampton Road.
- Central stairwell with glazed feature window and internal gardens.
- Narrow slit windows provide interest to the façade and light to the gardens.
- Use of the levels of the site to provide interest with the front rooms being on a slightly different level to the rear.
- Tall ceiling height to the open plan area to the rear.
- To the first floor there is a large master suite with dressing area and 2 further double bedrooms.
- Master has large en-suite, walk in dressing area and recessed balcony.
- Externally, use of brickwork to suit the immediate area but some use of timber cladding to soften the façade and provide visual interest.

Materiality

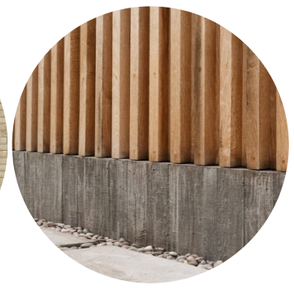
The proposals look towards traditional materials laid and set in a modern way.

With no overriding style, the use of a buff brick was chosen for its warm and softer tomes which blends well with areas of timber cladding around the reveals.

Accentuating the horizontal lines with the use of a darker brick and soldier coursed banding, gives the building added character.

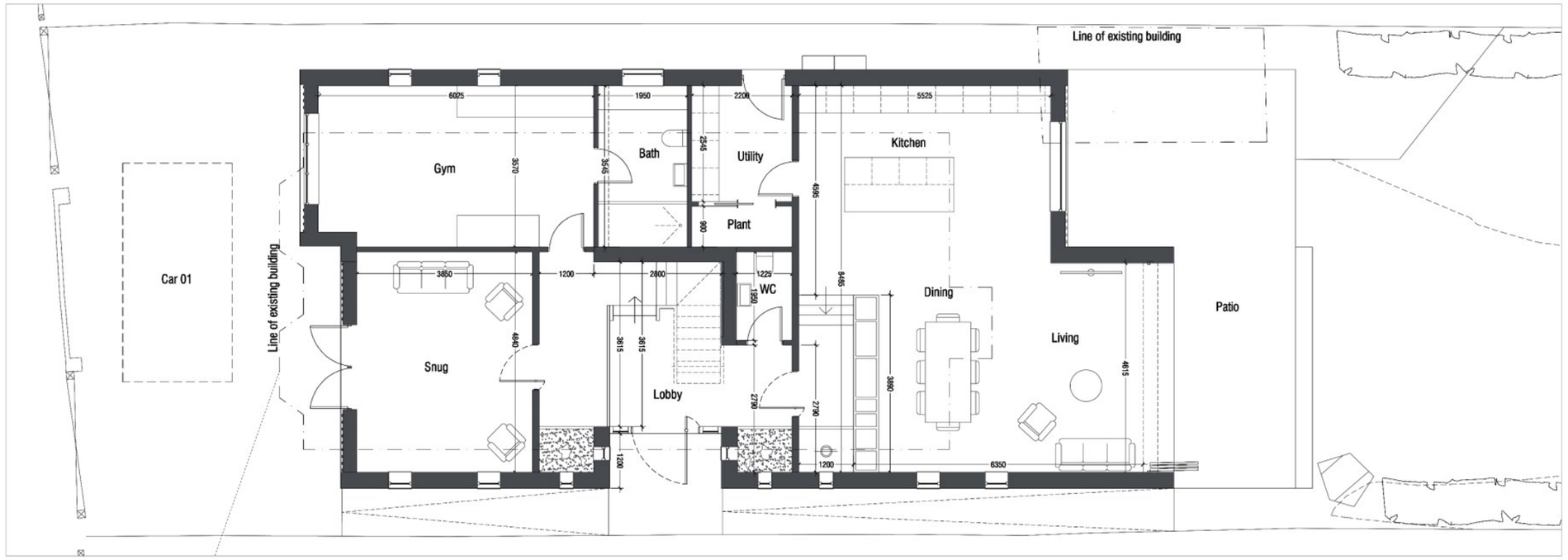


Proposed Bricks
Woodland Mixture or similar
mixed buff brick

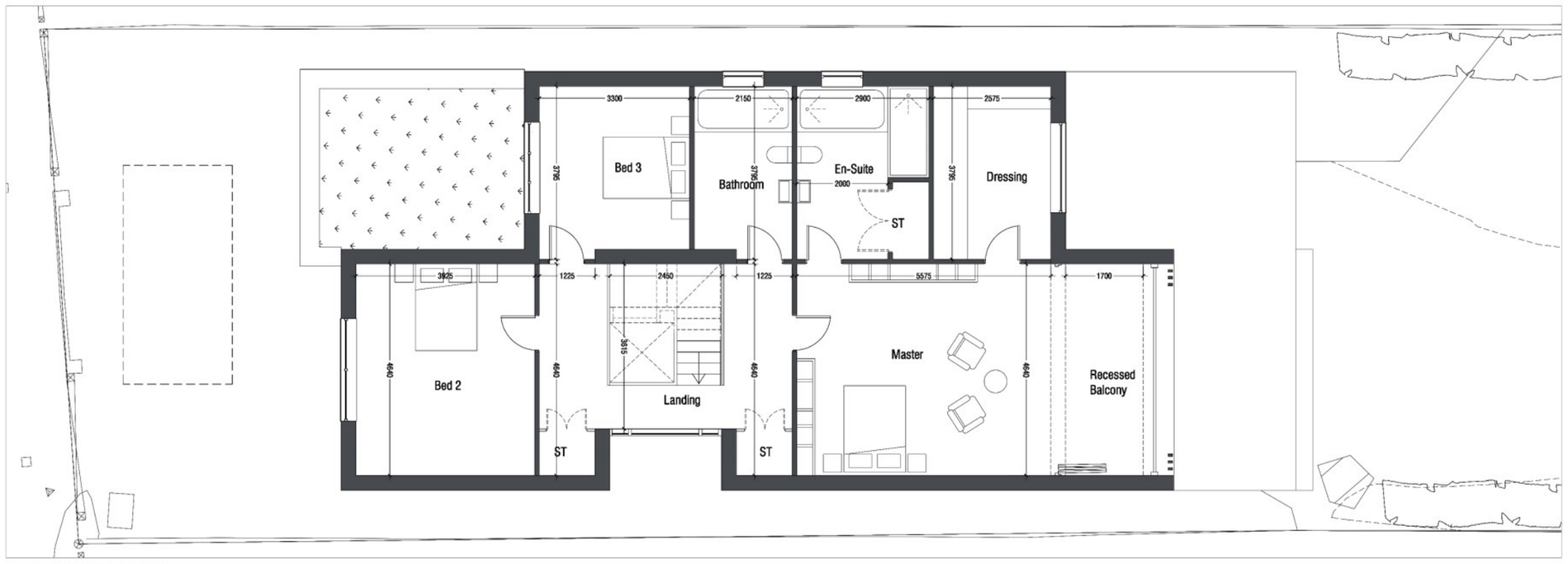


Timber cladding detail

7.0 —Proposed Plans



01 - Proposed Ground Floor Plan



02 - Proposed First Floor Plan

N

0 1 2 3 4 5

Rev:	Date:	Revision History:
P1	24.05.23	Planning
A	21.04.23	First Issue

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Drawn By:	EE		Approved:	EE	

Scale: 1:100 @ A3

Status: Planning

Drawing Title:
Proposed Ground and First Floor Plan

Drawing No: 10-110

Rev: P1

8.0 —Biodiversity Enhancements

The existing gardens are mainly laid to lawn with areas of hardstanding.
Whilst the lawned area does provide some form of habitat, it is not of a good quality and there is no variety in the green space or planting.
Additionally, there are large areas of tarmacked hardstanding which provide a very low ecological benefit.
There are no trees of significance on the site.

The proposals look to bring a net biodiversity gain and improvement by the inclusion of native hedgerows and wildlife friendly planting. The lawn would be re-seeded with a flowering lawn mixture.
Additionally, the building will feature a number of bat, bee and bird boxes which will be incorporated into the brickwork.

A sedum green roof will also be incorporated to the flat roof on the front elevation.

Biodiversity Key and Areas

(A) Area A - 28.00m² - Native Hedges

Planted alternatively as per Ecological Impact Assessment recommendations. : runus spinosa, crab apple Malus sylvestris, dogwood Cornus sanguinea, guelder rose Viburnum opulus, hawthorn Crataegus monogyna, hazel Corylus avellana, spindle Euonymus europaeus and wild cherry Prunus avium.

(B) Total Area B - 62m² - Green Space Garden Lawn

Seed the remaining lawn area with Emorsgate EL1 - Flowering Lawn Mixture or similar.

B1=134m², B2=127m², B3=172m², B4=142m², B5=54m²

(C) Total Area B - 44.00m² - General Planting

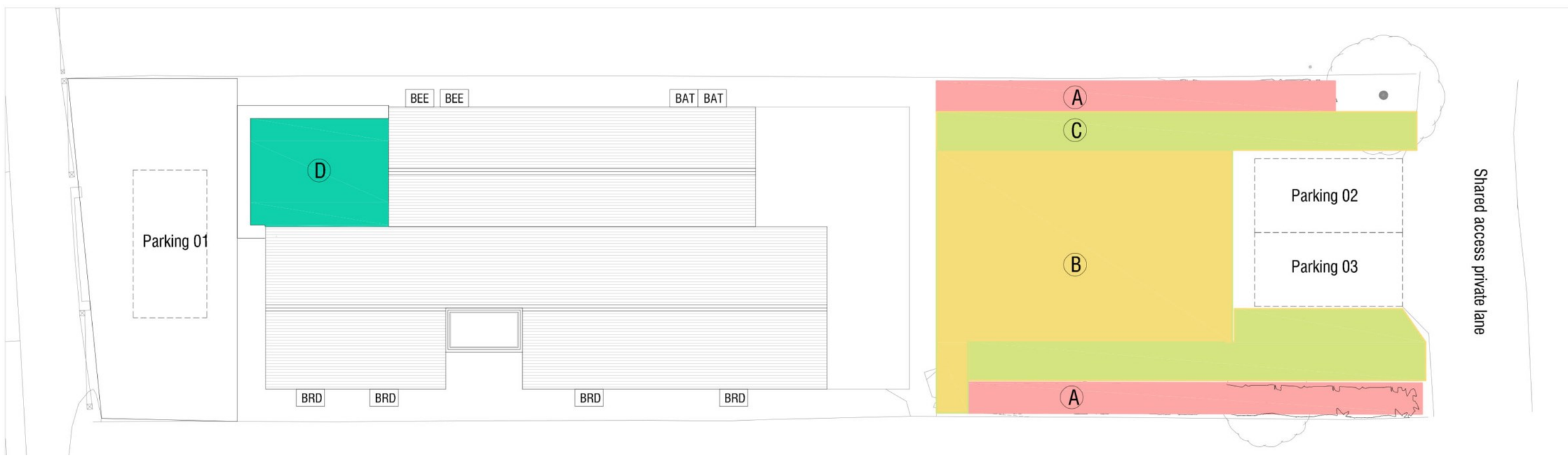
Wildlife friendly planting

(D) Total Area B - 44.00m² - Green Roof

Sedum Roof

Total Site Area - 2235m²

Hard Landscaping Total Area - 55m²

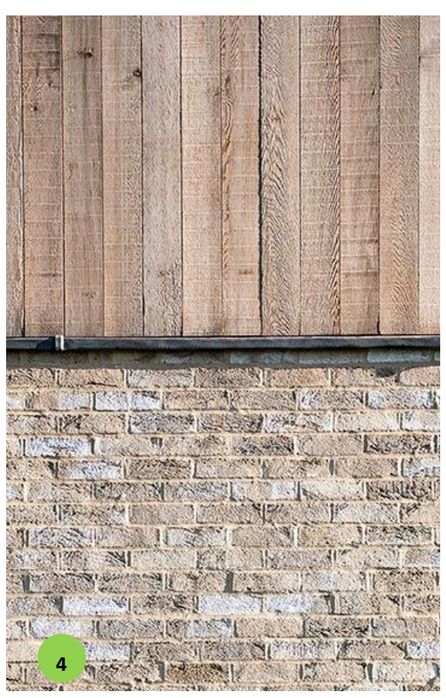


9.0 —Precedent Images — Exterior

















1 Cream brickwork and light timber

2 Buff brickwork with timber frames

3 Timber cladding detail

4 Buff brickwork and timber cladding

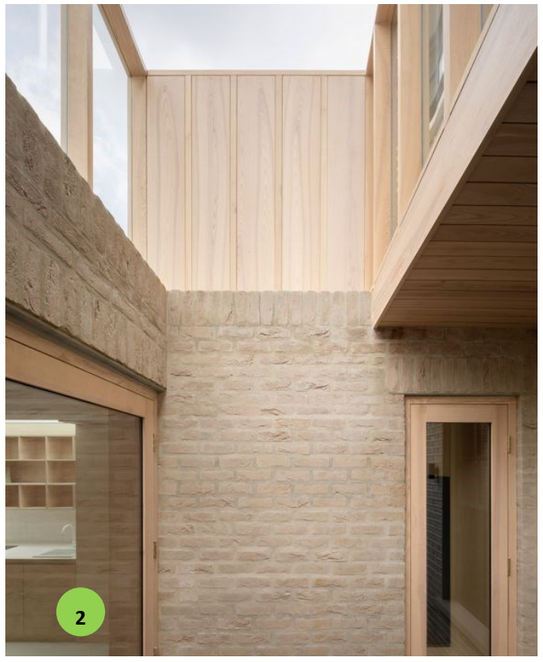
5 Timber cladding detail

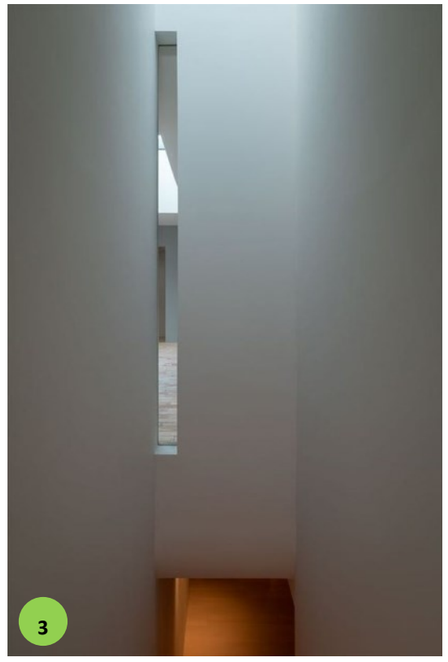
6 Brick facing gable end

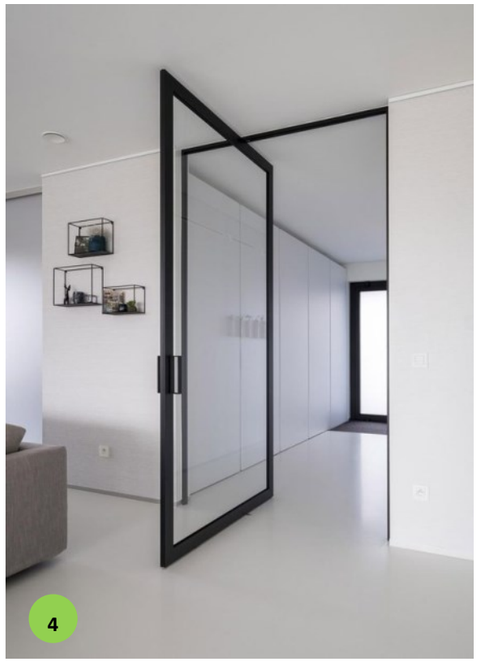
7 Timber to gable end

6.0 —Precedent Images — Interior

















1 Internal glazed pivot door
2 Internal lightwell
3 Slot feature windows
4 Internal glazed pivot door
5 Internal winter gardens
6 Internal atrium
7 Bookshelves used to separate living spaces
8 Shelving used as partitioning