R&S Consultants
The Old Coach House,
Barton Hill,
Shaftesbury,
Dorset
SP7 8DQ

June 2023

DESIGN ACCESS STATEMENT

Woodside, Bishopstone, Salisbury, Wiltshire, SP5 4DB.

Introduction:

This Design and Access Statement relates to the proposal for Household Planning Permission at the existing property for minor external amendments. This application seeks approval for a new window to the North East of the existing property, to provide additional light and improved ventilation to the existing Bathroom. The proposed works are modest, and seek only to improve the existing internal spaces of the existing property for its local occupants. The existing porch is out of keeping, and provide little to the front entrance of the property. It is proposed to replace this existing porch canopy with new due to its poor condition, and side access door to be replaced with a new timber stable door.

Existing Building:

Please refer to drawings 22019-100, 101 and 102, for the existing building drawing layouts and details.

The existing building sits in a relatively hidden position within a small cluster properties, central to the village of Bishopstone. The existing property is a 2 storey, 1 bedroom house, with open Living and Kitchen spaces to the ground floor. The existing building is being altered and renovated to overcome on site issues, on behalf of the current occupants.

The external facades of this property are largely brick, flint and render, with a slate tiled roof for the main. The existing property is 1 bedroom, with accommodation across 2 floors. The ground floor consists of kitchen, sitting and dining areas. An existing awkward staircase links the first floor accomodation, consiting of a bedroom and bathroom both accessed from the small landing.

The property is lacking in a functional utility space due to its existing constricted size. There are large private gardens to lawn to the south of the existing property. To the West is a lean-to porch over the side access door to the ground floor. There are existing windows to the South facade on both floors.

Proposed Works:

Please refer to drawings 22019-103A for the proposed drawing layouts and details.

It is proposed to make alterations to the existing detached property to improve its usability for the applicants. The overall proposals both internal and external are to provide improved access and environments, overcoming issues in the existing function.

A reconfiguration of the internal layouts will allow for a new staircase. The existing staircase is in poor condition and with narrow access and non-uniform treads. A new staircase will also improve natural light into the existing ground floor spaces. At first floor level the existing door and wall layouts will be altered to allow for the new staircase. A new proposed window in the North-East elevation will ensure improved natural light and ventilation to the existing Bathroom. This window will be more functional than the existing low windows on the South elevation. There will be no increase in the number of bedrooms, or other rooms, within the property.

Externally, a new window is proposed in the NE window of the building. It is also proposed to replace the existing side access door with a new painted timber stable door, with glazed upper section. Over this door is an existing porch, and it is proposed to replace the existing roof which is in poor condtion. The new porch roof will be slate to match existing, with existing timber supports repaired where necessary. All external finishes and materials to be made good on completion

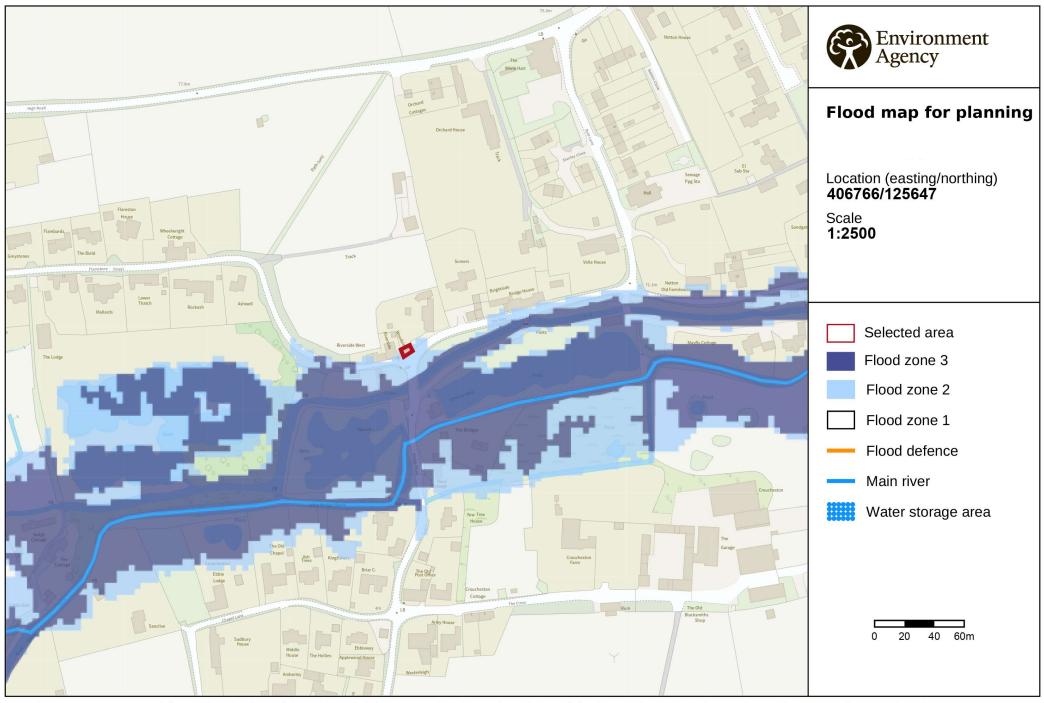
Proposal Materials:

Roof:	Existing tiles removed, and stored for re-use. New membrane and battens tio stripped roof, and existing tiles re-fitted. New ridge tiles to match existing.
Walls:	Existing brickwork to be carefully cleaned and re-used. External render to be made good on completion. New roof to existing porch on SW elevation.
Doors/Windows:	New stable door to existing door opening. New timber window to NE elevation.

Conclusion:

The appearance, layout and scale of the extension is representative of the existing dwelling with no increase in floor spaces. The proposed works are largely internal, with a new window and replacement door to the side elevations. The alterations will be sympathetic with simple details and local materials in order to replicate the character of the existing building and to provide continuity. Given the secluded nature of the property at present, and the minimal impacts it would have on surrounding properties, neighbouring amenities would not be impacted.

Flood Risk Assessment



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Flood risk assessment map via Environment Agency website.

Existing Photographs



Photograph 01,

Existing building from South-East.



Photograph 02,

Existing building from South-East.