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The Old Coach House,
Barton Hill,
Shaftesbury,
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May 2023.

DESIGN AND ACCESS STATEMENT at

Scotland Lodge, Winterbourne Stoke, Salisbury, Wiltshire, SP3 4TF.

Supporting Documentation:

22068 - 100 Location Block Plan.

22068 - 101 Existing Site Survey.

22068 - 102 Existing Plans & Elevations.

22068 - 103A Proposed Site Plan.

22068 - 104A Proposed Plans & Elevations.

Introduction:

This Design and Access Statement relates to the proposal for Planning Permission for extensions and alteration works to the existing property. Scotland Lodge is located West of the Wiltshire settlement of Winterbourne Stoke. The property is not located within the Conservation Area or the Cranborne Chase & West Wiltshire Downs AONB.

This application seeks to make amendments to the existing property with the addition of a two storey rear/side extension, and single storey extension to the side of the property. Internal alterations to the existing spaces, which have been extensively remodelled previously, will improve the internal environments and flow of the property. To the first floor amendments to the existing internal layouts will be made, with the addition of 2 new bedrooms in the 2 storey element of the proposal. A new integral carport/garage building, as well as other ancillary buildings, will help to improve the external areas surrounding the property.

Continued maintenance and external improvements to the building and surrounding external areas will be incorporated. The proposed location of these alterations and extensions will offer a secluded and peaceful addition to the existing dwelling, whilst providing the ability for the current (new) occupiers of the property to remain living within the property for years to come. This property is to be occupied by 4 generations of the same family, and the proposed alterations will allow flexibility within the family home.

Existing Buildings:

Please refer to drawings 22068-100, 101 and 102, for the existing drawing layouts and details.

The existing building sits within a rural setting, on the edge of the Cranborne Chase & West Wiltshire Downs AONB, accessed via the A303. Located away from the centre of the village of Winterbourne Stoke, this building is part of a small cluster of well separated buildings. The property is located on the side of the busy public highway, and given its isolated nature and substantial vegetation it is difficult to see the property from public viewpoints.

The property is accessed via a gated access leading to a tarmac driveway. The vehicular access is located centrally along the southern boundary of the property. There are large gardens to all sides of the existing property, with the existing building located centrally within the overall site.

A front door is located to the East of the property, with 2 large bay windows in a symetrical elevation format. The site as a whole has been sensitively landscaped, with an array of planting types, large areas of lawns and contrasting areas such as a garden courtyards and planting beds. To the East is an area of existing woodland, with an existing greenhouse and shed outbuildings.

The building has received planning permission under application PL/2022/03907 (by others) for its conversion to a dwelling house, having been a bed and breakfast for approxmiately 35 years previously.

The building is 2-storeys in nature for the main, with formal bay windows to the East. The existing building has a mixture of stone, brick and flint facades. There has been an evolution of extensions from the original farmhouse towards the West & North, with a modern conservatory to the rear. The roof has a number of facades, with plain clay tiles and slate, resulting in awkward junctions and large valley gutters. All windows on the existing property are of timber painted construction.

There are a number of existing damp problems within the building. These are mainly caused by the poor construction of existing valley gutters, and the deterioration of the chimneys around the building. The current owners seek to remedy any issues, and provide remedial works, to ensure the building has an increased lifespan.

The applicants have only recently purchased the property, and it is clear from the current condition of the existing building that it requires some attention. The existing layouts are small and non-functional. A small kitchen and living area are located on the ground floor, with natural light limited internally. To the first floor are a configuration of bedrooms and bathrooms accessed from 2no staircases and landings. These would have previously been used as rental units for the B&B. There have not been many improvements or additions to the buildings in recent years, and there is only limited planning history for the property. This application seeks to meet the changing needs of the owners, whilst giving the building a new lease of life and meeting modern needs.

The aim of the proposals are to improve the usability and circulation of the existing house, by offering solutions to the problems to the benefit of the applicants. The new extensions and alterations will provide ground floor living and first floor bedroom accommodations, whilst only making small amendments to the existing building itself. This building will be home for 4 generations of the same family, offering a modern housing solution in a rural setting. The opportunity to include renewable energy sources will assist with the continued sustainable future of the building.

Please see below existing photographs to accompany this application.

Materials as Existing:

- Various types of stone/brick/flint, differing in age, colour, size style and pattern.
- Stone/brick quoins to existing window and door openings.
- Plain clay tiles & slate to all pitched roof surfaces, with lead valleys between.
- Existing modern conservatory to the rear of the property.
- Existing painted timber doors and windows (various colours and styles).
- Existing gardens largely to lawns, with tarmac driveway to front.
- Site well screened from all sides by existing vegetation/trees.

Recent Planning History:

Please see below recent relevant planning history for the property:

PL/2022/03907 Scotland Lodge, Winterbourne Stoke, SP3 4TF

Change of use from a Bed and Breakfast (C1) to Single Private Residential Property (C3)

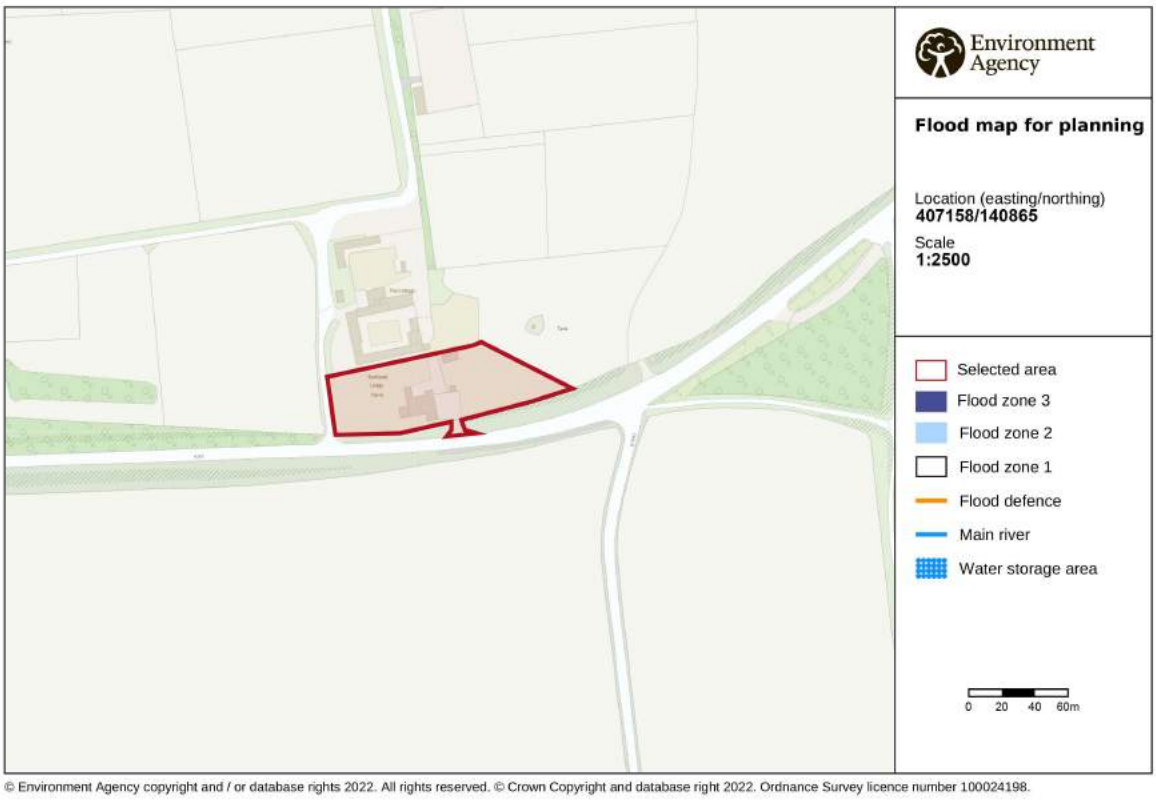
Application Approved: 27th June 2022.

This application was submitted by the previous owners of the property.

The building has since be sold to the current owners and applicants of this application.

From online searches via Wiltshire Council, there appears to be limited planning history for this building.

Flood Risk Assessment:



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Flood risk assessment taken from www.gov.uk. The full extent of the site is located within Flood Zone 1.

Existing Photographs:



Photograph of Existing West Elevation in Area of Proposed Extension.



Photograph of Existing West Elevation in Area of Proposed Extension.



Photograph of Existing East Elevation in Area of Proposed Extension.



Photograph of Existing East/North Elevation in Area of Proposed Extension.



Photograph of Existing East Elevation/Front Entrance.



Photograph of Existing East/North Elevations.

Remedial Works to Existing Property:

As part of the works at this property it is proposed to undertake sensitive maintenance of the existing property to ensure its continued lifespan. These works are summarised below:

- Existing concrete hardstanding to be removed from base of existing building to form a permeable edge around the existing external brick walls. This will help to minimise the effects of water ingress and damage into the future.
- Vegetation and ironmongery to be removed from the existing elevations where required, and mortar repairs made where necessary on completion.
- Roof to be locally repaired and tiles replaced where necessary (subject to specialist).
- Simplification of roofscape to limit valley gutters and potential water ingress.
- Removal of redundant chimneys, to remove current damp issues within these areas.
- Replacement windows and doors throughout property.

Proposed Alterations:

Please refer to drawing 22068-103A and 104A for the proposed drawing layouts and details.

It is proposed to provide a new extension and alterations to the existing house building. A 2 storey side/rear extension is proposed to extend the existing building form to the North&West. This will provide an extended building form from the existing. This area of the site is well screened from public view, and only forms a small addition in the context of the overall building.

The extension will be 2 storey connected to the existing building, with a single storey garage/carport to the North. This extension will largely occupy an area of existing hardstanding and terrace. This addition will allow the applicants to park undercover with direct access to the main house. This dry access will be beneficial for both secure storage of vehicles, and also for transition of older members of the family into the property. This lean to extension will take the form of a monopitch roof with slate to match the main building. The East section of roof will be glazed to provide natural light into the car port area. The West end of this single storey will be for workshop storage, and smaller rooflights will be incorporated. The 2 storey element of this property will provide a small Kitchen area at Ground Floor, and an additional bedroom at 1st floor, both linked to the main body of the existing property. There will also be the provision of a small gable extension at first floor level to provide some much needed storage space. These extensions and alterations will be relaatively small in comparison to the existing dwelling and overall site area.

The proposed car port is accessed via an area of existing hardstanding. A new roller shutter door will provide vehicular access to the building. This area of existing hardstanding it to be made good on completion to ensure suitable vehicular access is retained. The existing driveway and car parking arrangements remain reflectent of the buildings previous uses. The existing highway access will remain unchanged and continue to be used.

This new extension has been designed to be largely hidden from public view by the existing building and surrounding landscaping. The new extension will provide an additional informal entrance to the existing property, and link the new and old elements. This new entrance will have a covered canopy, and offer an improved relationship with the proposed garage outbuilding.

A new opening in the existing external wall will provide access to this new extension, and be sensitively carried out in an existing wall that requires attention. Externally the extension will incorporate new brick to match the existing, and be clad with horizontal painted timber cladding.

The new roof is pitched, to follow the existing roof line. The new roof to the 2 storey element will extend the existing building form, with a dual pitch 35 degree slate roof. The single storey extension will also have slate tiles, but at the reduced pitch of 22.5 degrees to illustrate subservience. The roof over the car port will be glazed, but made continuous with its neighbourign proposed lean-to slate roof.

The existing roof in the work areas will require attention. It is also proposed to amend the junction of this roof and its neighbour to the South/East. This will remove one of the existing valley gutters, which have been causing a problem with damp. As part of the roof works, the removal of a chimney as proposed on the drawings will ensure a redundant defect is removed.

The proposed West elevation will be linked to the external terrace, and will incorporate glazed doors and screens to overlook the existing garden areas to the South and West. Internally minor amendments will be made to the internal layouts. The removal of the delapidated staircase and re-location to a more convenient location will help with circulation around the property. To the first floor amendments to the existing partitions will be made to improve the overall layouts on the Landing, and forming additional bathrooms/bedrooms as required.

This provides a sensitive approach to the buildings continued evolution. The scale of the proposed new building elements are sympathetic to the scale mass and bulk of the existing and surrounding properties. The improvements and replacements to this existing structure would be sensitively carried out, and would not be detrimental to the existing property itself. The existing brickwork and joinery to this building will be repaired and restored where necessary as part of this proposal. All existing landscaping and finishes around the building to be made good on completion.

Proposed Materials, Extensions to Main House:

Walls:	Brickwork to match existing property. Mortar joints to be lined up with and match existing where possible. Horizontal timber cladding. All junctions between existing and proposed will be made good on completion.
Windows & Doors:	New timber painted windows and doors throughout property. Rooflights.
Roof:	Slate roof at 39 and 22.5 degree gradient pitches. Existing roof hipped to match existing roof lines. High performance flat roof where required. Glazed roof to car port, with rooflights.

All proposals will be sensitively applied to the existing property. Exact finishes are to be agreed and approved with the Local Authority prior to commencement.

Landscaping:

Although the landscaping will be disturbed during construction, the aim of this project is to return the landscape to its current excellent condition. No significant trees or plants are proposed to be removed as part of the works. Any trees or hedges within the vicinity of the site or construction access are to be protected by tree protection fencing and retained during construction, to ensure they remain undisturbed by the construction and all activities that could cause harm. New hedge, vegetation and grass planting will be used in the regeneration of this garden area.

Drainage:

Storm Water Drainage: New soakaways to take all surface water from the proposed extension. All surface water drainage to new soakaways to be designed by specialists, and constructed in accordance with their details. All new soakaways will be a minimum of 5.0m metres from buildings and boundaries. Some rainwater from the new building will be collected and used for watering the gardens. A proposed rainwater harvesting tank will be installed for garden use.

Foul Drainage: New foul drainage connected into replacement on-site sewage treatment system.

Conclusion:

We believe the alterations to the house will be beneficial to the usability and continued life of the existing building. The appearance, layout and scale of the proposals are reflective of the property itself, and local traditional styles that have developed in this area. The alterations will be sympathetically made in order to preserve the original character of the existing building, while offering new additions which will sit in harmony across the site. The provision of a new ground floor extension will be largely hidden from the public domain by the existing building, with the 2-storey extension continuing the existing buildings form. Locally sourced materials will be used to provide continuity, with salvaged materials used where possible. These proposals will help to ensure the future of this detached building in its isolated hidden rural setting.