Design and Access Statement

New garages at

The Linchetts,
Berwick Lane,
Steeple Langford,
Salisbury,
Wiltshire, SP3 4NB

June 2023

Description

The Linchetts is a detached house in the village of Steeple Langford. The property sits at the end of the cul-de-sac called Berwick Lane and consists of a 1970's two-storey cottage which has been extended within the last ten years. The property is set at a lower level than Berwick Lane and is largely obscured from street level by a chalk bank and undergrowth on top of the bank. It is not listed but lies within both Steeple Langford Conservation Area and Cranbourne Chase AONB. The property is set within Flood Zone 1 so does not require a flood risk assessment for development. The property has a large garden which contains a small single garage with a driveway to the front with sufficient space for approximately eight vehicles.

Design Proposal

The applicants have a number of cars and would like to increase the amount of garaging for the property to accommodate some of the vehicles. It is proposed to extend the existing garage with the addition of a single carport to the south elevation, while by excavating away part of the chalk bank to the north side of the driveway sufficient space will be provided to enable the construction of a new double garage. The existing parking area will be retained so these proposals will improve the functionality of the driveway, allowing cars exiting the garages to turn in the driveway and leave the property in a forward gear.

The existing garage is to have the masonry gable ends and roof removed with a new pitched roof aligned perpendicular to the existing ridge line and extending out over the new car port to the south elevation. To provide a supporting structure for the new carport an oak frame will be installed that will extend on across the front of the existing garage. This will tie the old and new parts of the building together. The roof will also extend out and down to the rear to form a new home gym that will not be visible from the lane, with the floor height set at a lower level. To complement the main dwelling the walls of the gym will be rendered blockwork, with a the natural slate roof above. The new sectional garage door will be of painted metal construction with the doors and windows to the gym to be painted aluminium.

The new double garage is of simple form with a green sedum flat roof minimising the visual impact for the properties on the opposite side of the lane. The walls will be of face brickwork utilising a good quality yellowish/grey brick that complements the stonework of the existing garage. The sectional garage door will match the replacement door to the existing garage.

Located at the top of Berwick Lane, within the village of Steeple Langford, there are no particular long distance views of the site from surrounding roads and footpaths so the impact upon the high quality of the AONB does not arise. Set within the village envelope, fronting the lane the visual impact of the proposals will be contained to the street view where there will be an improvement by the provision of adequate garaging for the applicants cars.

Summary

These proposals have been carefully designed to utilise the space available without reducing the area of driveway available for parking. This additional garaging will enable better use of the driveway to allow vehicles to turn within the boundaries of the site. By setting the new garage back into the bank and installing a green sedum roof the new building will have a minimal effect upon the immediate locality.