DESIGN & ACCESS STATEMENT

relating to

APPLICATION FOR PLANNING PERMISSION

for

CHANGE OF ROOF COVERINGS, REMOVAL OF CONSERVATORY & CONSTRUCTION OF SINGLE STOREY EXTENSION

at

WEST END COTTAGE, WEST END, BISHOPS CANNINGS, DEVIZES, WILTS SN10 2LL

for

MR J & MRS F de MORAVILLE

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1.0 Site Analysis

West End Cottage is situated to the north west of the Village centre.

The Cottage and grounds were formally part of the garden of Acer Cottage, the neighbouring dwelling to the west. To the east is the garden and extensive grounds of Manor House Farm. West End Cottage was constructed in 2003 under 2002 Planning Permission Ref: K/43236 following an Appeal decision, and the Conservatory K/45205 Approved later in 2003.

Both neighbouring dwellings are Listed Grade II and all three dwellings lie within the Village Conservation Area.

To the north is the Village road running east – west with arable fields beyond, to the south grazing fields abut the southern boundary.

2.0 Design Principle / Justification

There are two distinct parts – part one – the extension.

The Applicant's Conservatory, like many others suffers from the extremes of cold and heat, the effects of which limit the effective use of the space. A similar sized garden room is desired with fenestration to west and south.

Further, there is an acknowledgement that the Applicant / Owners are getting older and with their immediate family increasing (grandchildren) there is a desire to provide ground floor accommodation which has a multi-function use – for family / guest visits, and for their use as they age or become unable to use the staircase to 1st floor.

The second part of the Application is to remove the thatch and replace it with a natural slate. It's acknowledged that the Applicant dwelling is within a Conservation Area and sits between a Listed thatched Cottage and a Listed slate roof house.

Within the Conservation Area there are a range of Building styles all with varying pallets of materials. There is no fixed nor distinct roof material that dominates the area yet the dwellings within West End are predominantly of natural slate, 3 of 13 are thatched.

The ongoing cyclical repair costs that run into the tens of thousands, along with the constant fear of fire risk lead the Applicant to seek an alternative material.

3.0 Design Solution

A single storey extension is proposed, approximately 50% of which will sit upon the position of the existing Conservatory (to be removed) the remainder will lie to the east linking with the existing Study (to be adapted and altered to a bath / shower room).

The walling brickwork will be the same as existing with plinth and string detailing which will blend with the existing, a flat roof rather than pitched suits the floor plan layout and avoids large span and associated high ridges and 1st floor clash with windows.

Importantly there are no overlook nor loss of privacy concerns with the position and single storey massing proposed.

The style of fenestration is intentionally modern yet appropriate for the domestic rear extension proposed with no view from the highway to the proposals.

As for the roof material change, the steeply pitched roof slopes, chimney, dormers and features of hips, valleys will be retained.

There will be a need to adapt the eaves and form fascia, soffit and gutters. The dormers to the west will become flat roofed, lead covered rather than sloped thatch, with lead side cheeks.

The proposals do not adapt nor alter sight lines, privacy nor overlook to neighbours.

The choice of slate – a dark grey / black natural Spanish slate is an acknowledged and suitable product used extensively in the Wiltshire area upon new and old buildings within and without Conservation Areas. The loss of thatch on this modern non Listed dwelling should not be viewed as controversial and could be argued to correct an earlier faux pastiche. Rainwater goods of cast metal design, painted black are a traditional choice of good aesthetics with long service life. The change will match the predominant local roof material and suit well this approximate twenty year old modern dwelling.

4.0 Accessibility

The extension and alterations are inherently positive for the dwelling, allowing occupants and visitors to better use it as a home as they age and to assist if infirmity were to occur – a good example of future proofing their home for longer living.

5.0 Conclusion

The extension and alterations are modest in size and expectation and do not over develop the plot.

The change in roof covering provides for a harmonious change to a material complimenting and in balance with the Conservation Area and Village as a whole.

Neither part of the Application adversely effects the need and requirement to preserve and enhance the Conservation Area.