MORRISON STUDIOS



21A/B UNION STREET, MELKSHAM

Design and Access Statement

July 2023

ARCHITECTURE | DESIGN | INTERIORS

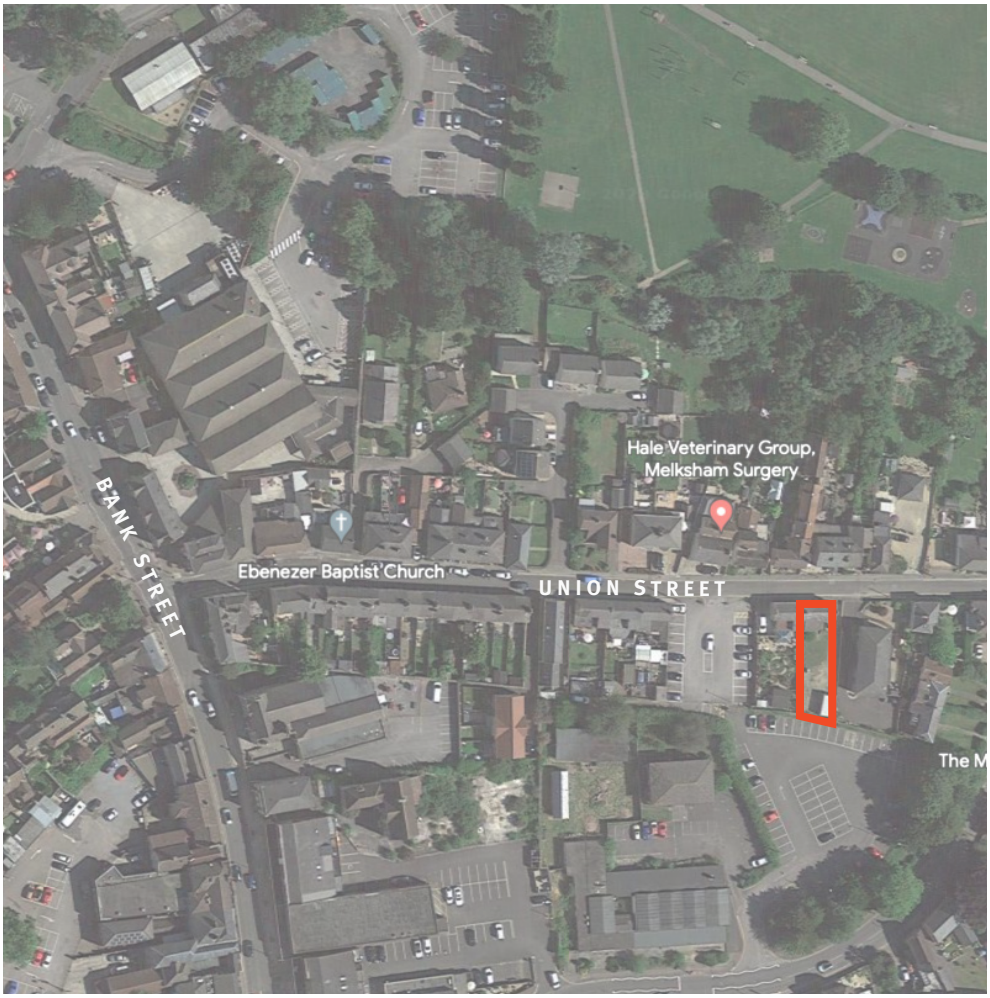


Figure 1.1

Figure 1.1 Site location in context
Figure 2.1 - Rear of property showing adjacent properties
Figure 2.2 - Existing front entrance door to 21A
Figure 2.3 - Flat B entrance to rear of property



Figure 2.1



Figure 2.2



Figure 2.3

Overview

21A/B is currently 2 apartments within a semi-detached two storey dwelling located on Union street, off High Street, Melksham. The property is out-with the Conservation Area and the property is not Listed. The front of the property faces north onto Union Street and the rear faces south. It is proposed to reconnect the two storeys to create a single dwelling and return it closer to it's original plan form with the entrance onto the street, and extend to provide a large kitchen, dining area with a good connection to the rear garden. A new stairwell will also be introduced to the rear to connect the two levels.

Character and Appearance

The proposed partial width single storey rear extension is not visible from the street, and is subservient to the main dwelling. The two storey stair core is extended in the same stone and roof covering as the existing. The siting, scale, massing, layout and proposed materials respond to the local context and maintain the character and appearance of the surrounding area.

Residential Amenity

The extension is modest in scale and massing, and will not adversely impact on the neighbouring dwellings or cause significant harm to their amenities through loss of light, overshadowing, overbearing impact or loss of privacy. The proposal to return the two flats into one dwelling will provide more suitable living accommodation than the sub-standards flats that are currently at the property and bring a positive contribution to the street and local area

Sustainability

The proposed development has been designed to limit the impact on climate change. This includes;

- Timber frame construction and cladding in combination with natural breathable insulation products
- Good levels of natural daylighting reducing the need for artificial lighting
- Non-VOC paints
- Preference will be given to the selection of sustainable materials with a low environmental impact over their life cycle, as well as sustainable procurement and waste disposal.
- Sustainable construction practices to be promoted including good site management to encourage resource efficiency, increase material recovery and avoid the disposal of waste to landfill.

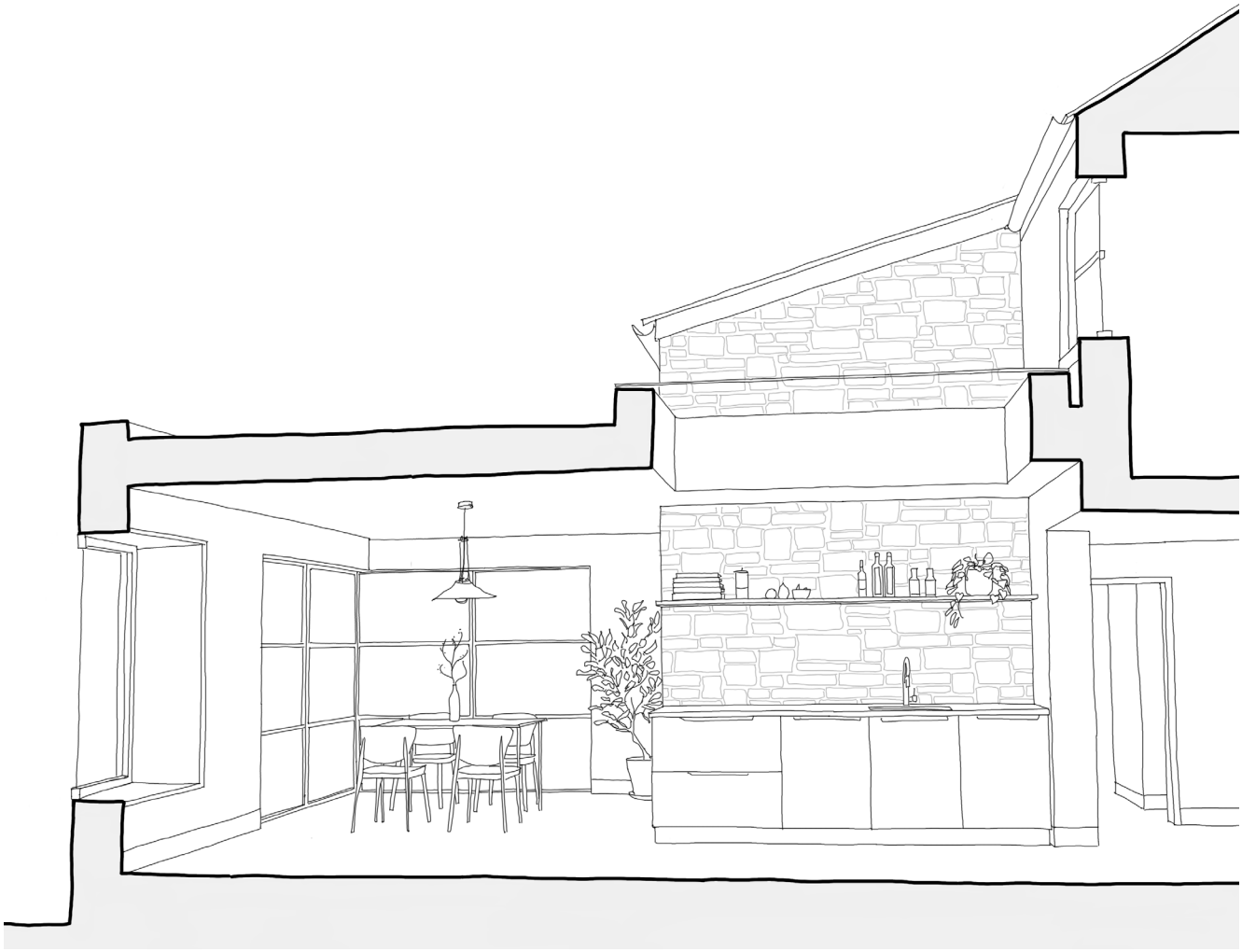


Figure 3.1 Sectional drawing of the rear extension

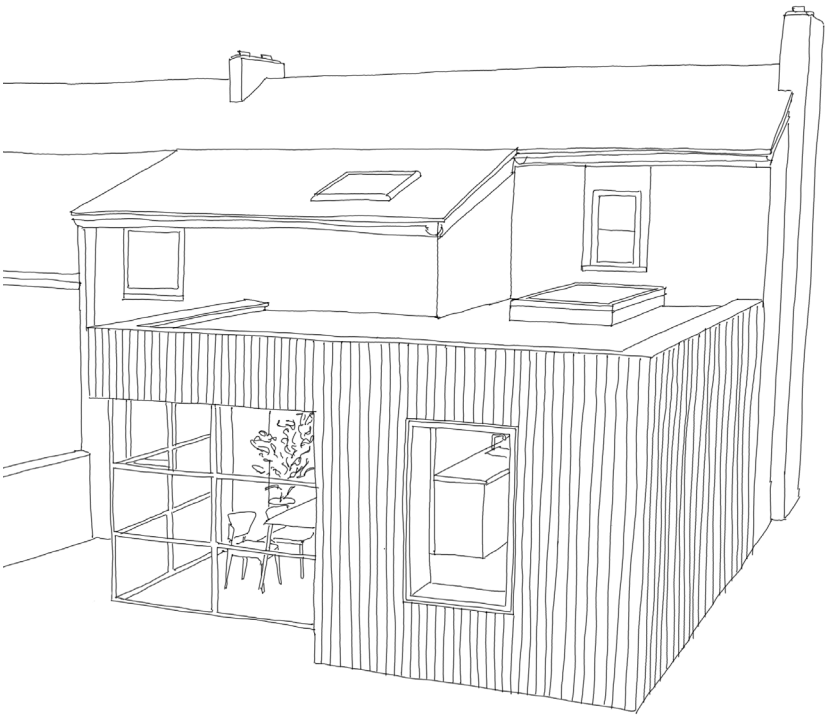


Figure 3.2 Artists impression of the rear extension

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Katy Morrison

ARCHITECT | RIBA | ARB

km@morrisonstudios.co.uk | www.morrisonstudios.co.uk