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Peppercorn Cottage
2127

Design And Access Statement
December 2021

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Contents



Location Plan
1:1250 at A3

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Please read this document in conjunction with drawings:

MITCHELL
ELEY
GOULD

Architects

01225 789033

studio@mitchelleleygould.co.uk
www.mitchelleleygould.co.uk

Wharf Studio
Widcombe Hill
Bath BA2 6AA

01 / INTRODUCTION



Introduction

This application concerns the existing property Peppercorn Cottage located on Preshute Lane, Manton, Malborough.

It seeks to replace the existing side extension with an extension at ground floor and first floor whilst making some minor alterations to the existing internal layout.

The addition of a first floor extension will provide a much needed extra bedroom with the ground floor extension providing the opportunity for open plan living.

The overall ambition is to create a contemporary extension to replace the existing extension, giving much needed extra space for modern day family living that complements the existing characteristics of the original cottage dwelling

This application is a resubmission of PL/2021/11910 which was granted planning consent in March 2022. A non material amendment was applied for but the Planner advised that the inclusion of an additional window meant it could not be considered under this type of application. Therefore a new householder application is being sought. The changes to the original application are:

- **Extent of cladding to rear of extension increased (front of extension to remain as originally proposed)**
- **White painted brickwork to rear of extension substituted with white render (Front of extension to remain painted brick to match existing house)**
- **Woodstove flue relocated**
- **Additional first floor window to North East elevation in master bedroom**
- **Minor adjustments to window positions to suit brick coursing**

02 / EXISTING SITE



View from the existing garden of the rear elevation



View from Preshute Lane of the front elevation



View of the existing side elevation from the garden path



View from Preshute Lane of the side elevation

Existing Site

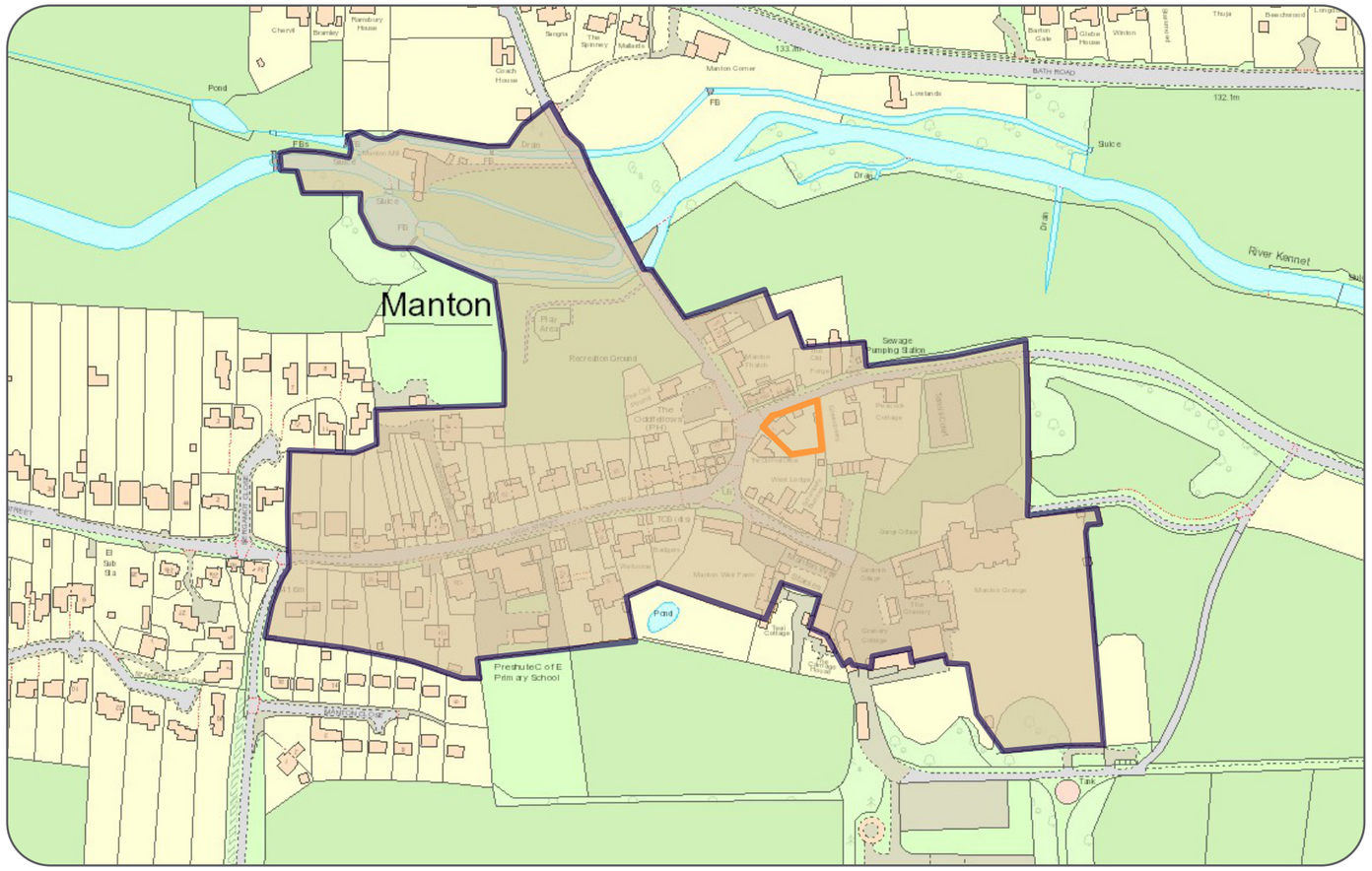
Situated within an Area of Outstanding Natural Beauty, Peppercorn Cottage benefits from fantastic views and access to the surrounding landscape of the North Wessex South Downs. It is adjacent to a grade II listed dwelling within the village Manton Down neighbouring Marlborough.

The site is located within the Conservation Area and consists of a two-storey cottage, generous garden space, off road parking and two garden structures.

One of the main ambitions of this proposal is to design an extension that complements the existing rural ascetics of the cottage but reads as something in its own right.

The design aims to create a better dialogue between inside and outside both between the dwelling and garden but also dwelling and streetscape. The design does this through the positioning of openings and access points all Intended to directly respond to the surrounding environment.

03 / PLANNING POLICES



Site sits within the Manton conservation area



Grade II listed Post Office adjacent to Peppercorn Cottage

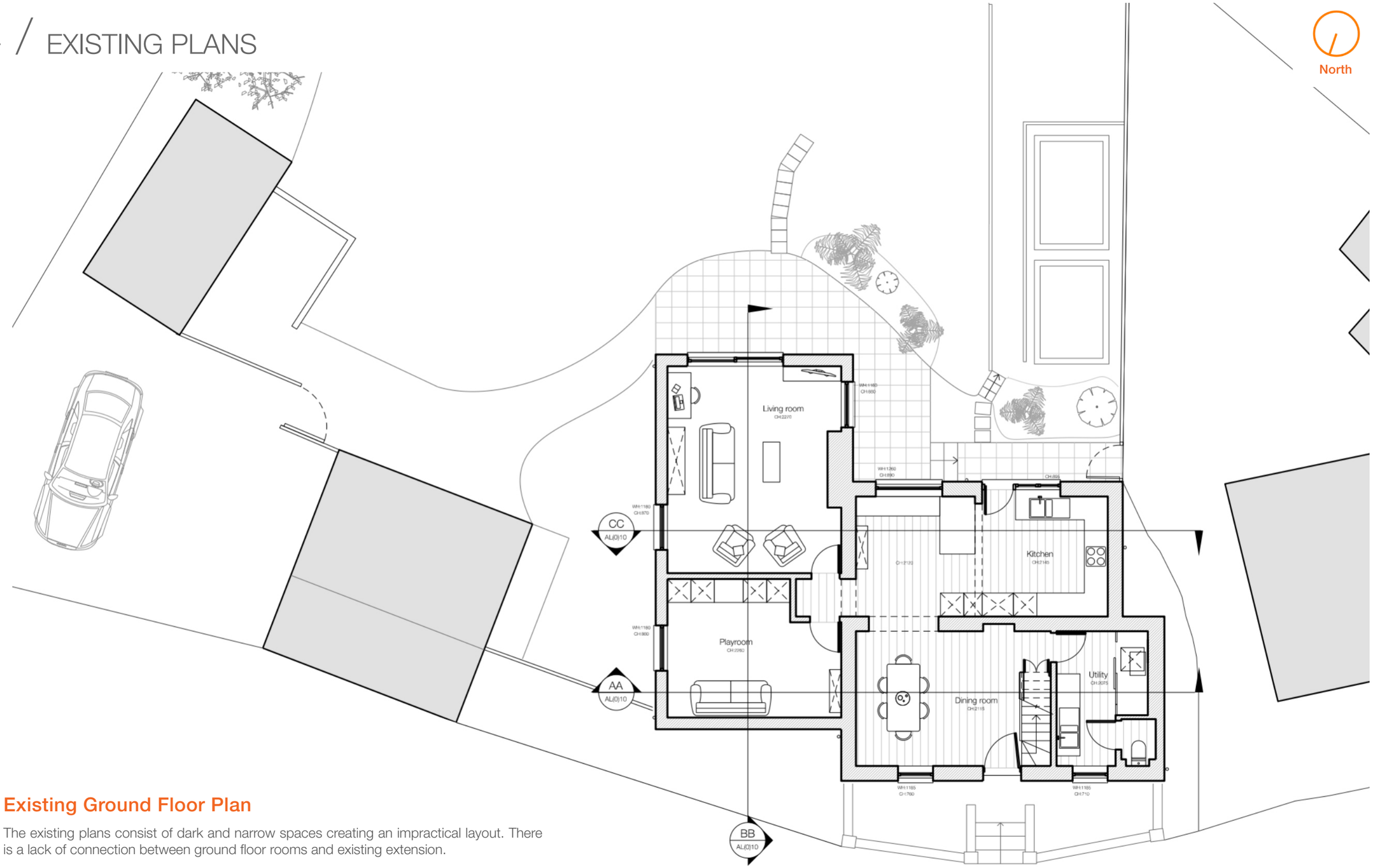
Relevant Planning Polices

The existing property is situated within an Area of Outstanding Natural Beauty and is located within the Conservation Area of Manton.

The site is outside of the Settlement Framework Boundary: Marlborough.

There are nearby listed properties such as The Post Office (Grade II) but the Peppercorn Cottage property itself is not listed. As a result, this proposal takes into account that the dwelling must be sensitive to the surrounding context, not infringe on adjacent properties. The client is very keen to make a positive change to the area through the alterations in this proposal.

04 / EXISTING PLANS

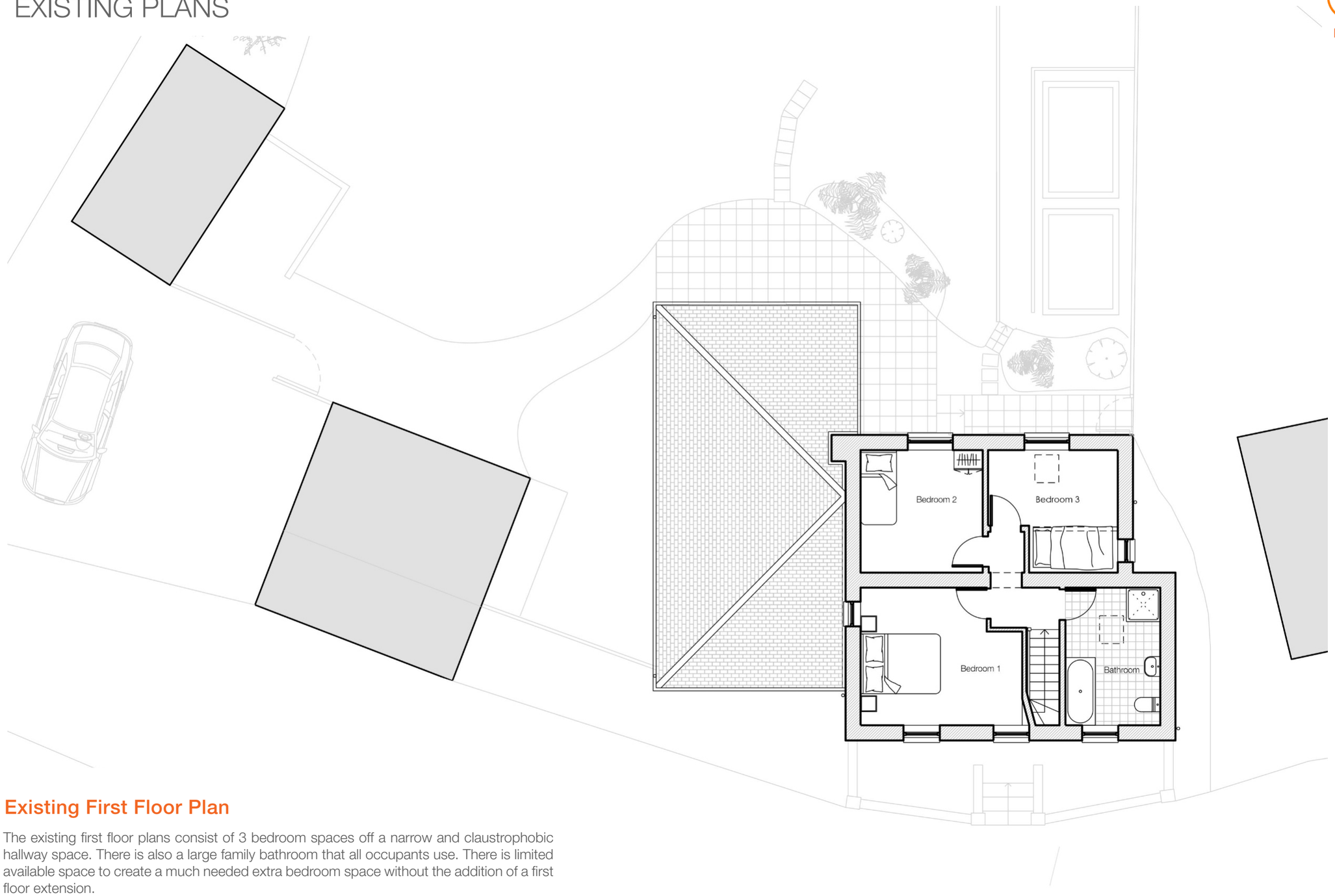


Existing Ground Floor Plan

The existing plans consist of dark and narrow spaces creating an impractical layout. There is a lack of connection between ground floor rooms and existing extension.

The house as an existing access door onto Preshute Lane that is impractical for daily use due to it opening straight into the dinning room area, meaning the door into the kitchen at the rear of the property is currently used most frequently as an alternative.

04 / EXISTING PLANS



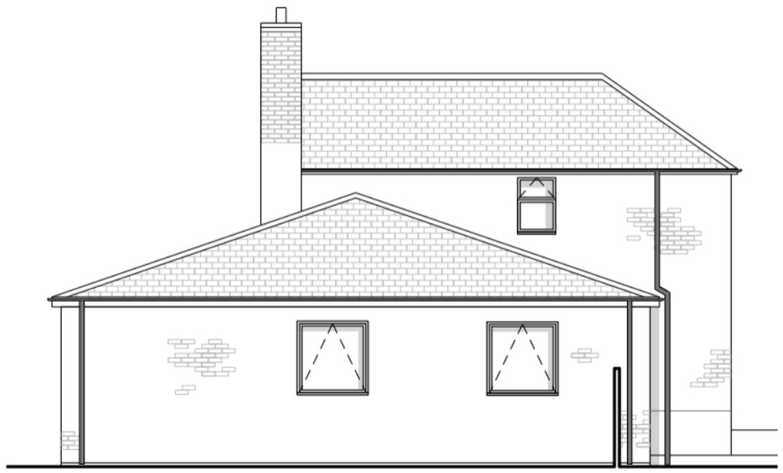
Existing First Floor Plan

The existing first floor plans consist of 3 bedroom spaces off a narrow and claustrophobic hallway space. There is also a large family bathroom that all occupants use. There is limited available space to create a much needed extra bedroom space without the addition of a first floor extension.

05 / EXISTING ELEVATIONS



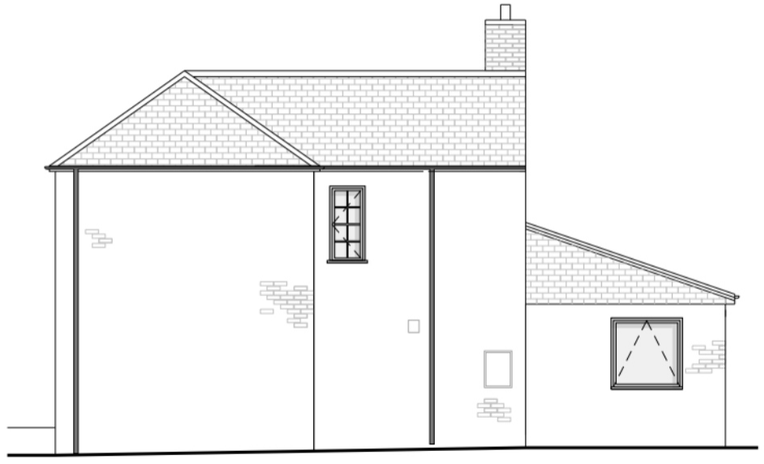
Existing North West Elevation



Existing North East Elevation



Existing South East Elevation

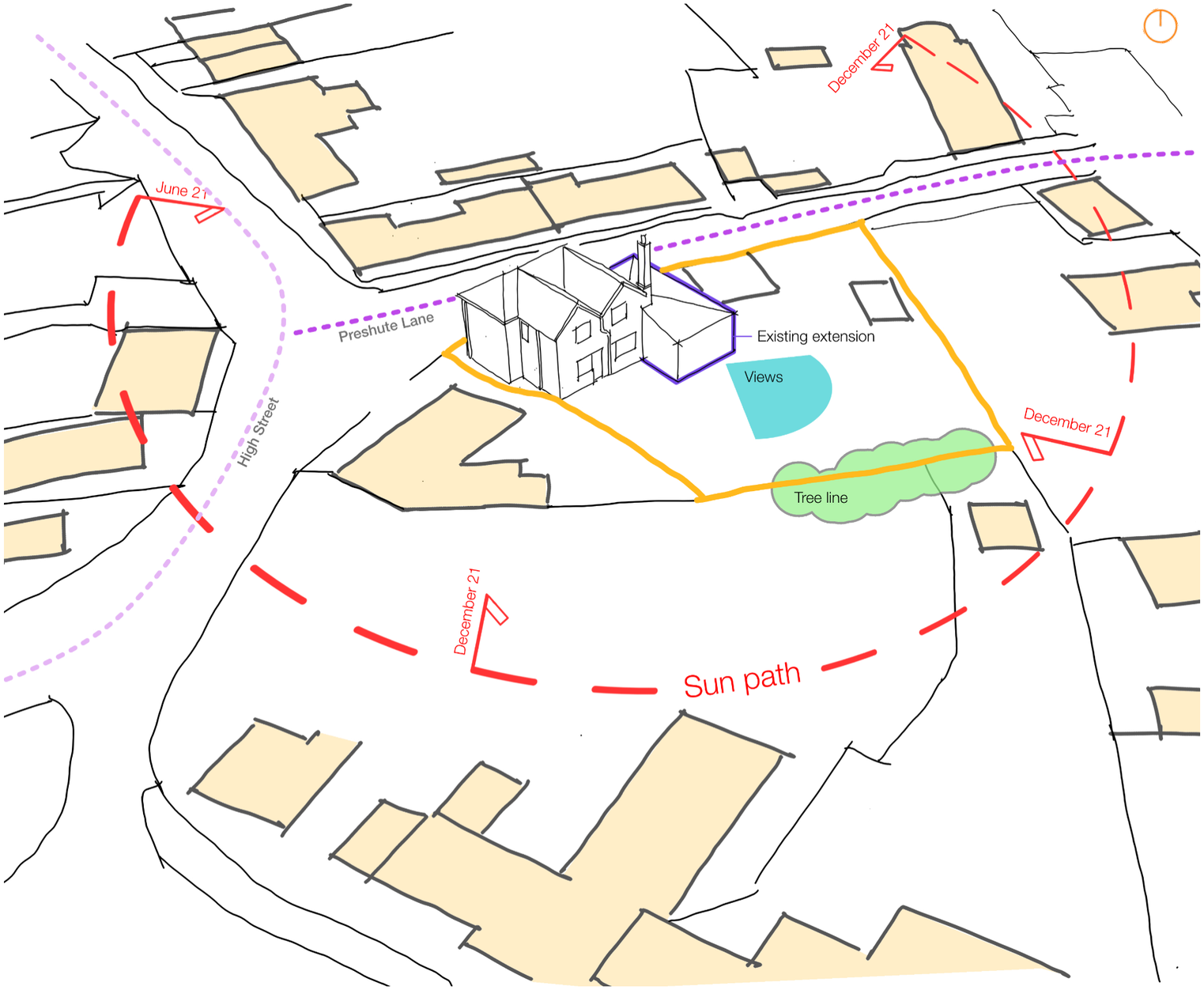


Existing South West Elevation

Existing Elevation

The existing dwelling appears as a small well presented cottage. The construction and the materials used for the original house are in keeping with the style of dwellings surrounding.

06 / SITE STRATEGY



Site Strategy

The proposed extension will remain within the domestic curtilage boundary.

The proposal will replace the existing extension on the north east side of the dwelling in order to minimise the need for a completely new foundation. This also means avoiding the need to disturb the existing landscape and any tree root zones. The location of the extension also poses little risk of over-shading to any neighbouring properties.

Openings are largely oriented towards the east and south allowing views onto the garden and flooding the open plan space with eastern light. There are a number of existing openings remaining on the south facade that will be protected from glare in the summer by the tree canopy on the property line.

Roof lights and a sun tunnel have been incorporated on the roof design to bring warm sunlight in to the circulation space.

A strong indoor / outdoor relationship is created with the use of large openable doors to connect the main living space to the patio and the garden beyond.

The massing will appear as a two story extension stepped back from the main house front elevation and will present itself as a high quality contemporary addition. The ground floor will be partially hidden from the street view by a brick wall to maintain the privacy for the owner and tie in the surround material context.

There is adequate existing space for parking on the site, the proposal does not seek to change this.

07 / THE BRIEF

Design Brief

The key driver behind the changes proposed is the client's desire to replace the existing extension with a two-storey extension providing spaces that are designed appropriately for family living. Changes made must firstly enlarge the currently narrow living spaces on the ground floor into a series of better connected rooms. And secondly, provide additional bedroom accommodation within the first-floor extension.

To fulfill the brief, the aim is to create an overall internal room layout that flows coherently, creates a better relationship between designated spaces, circulation spaces, dwelling access points and connection to the outdoor garden space.

Design Aspirations

1. Scale and Mass

The design of the extension reflects the proportions and pitched-roof typology of Peppercorn Cottage and other local built forms. The scale of the extension is smaller than the existing dwelling, with the ridge level not exceeding the existing ridge height.

There is low impact on neighbouring dwellings due to the location of the new extension replacing the old.

2. Access

A new formal entrance to the front of the property will be located within the new extension and set back from the roadside. There will also be an everyday access point to a boot room from the garden and rear of the property for the families everyday use. The intention is to replace the existing front door with a window to replicate those on either side of the front elevation. The design will maintain the idea of a large opening onto the garden area.

3. Living facilities

The new formal entrance to the home should establish a welcome space with a boot room space adjacent before leading into spacious open plan living facilities. A new stair location will allow for an improved first-floor internal layout for the existing and proposed bedroom accommodation. In relocating the stair much needed internal space is gained back from where the existing stair was located on both ground and first floor.

4. Materials

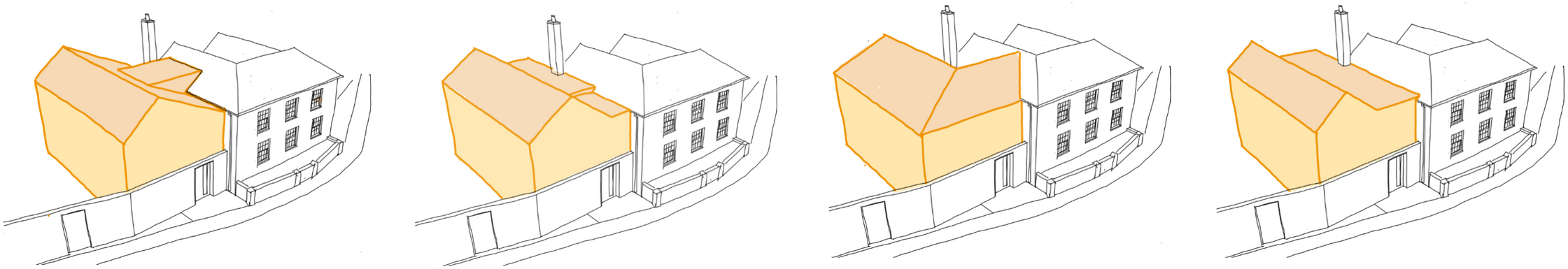
The design of the new extension intends to be considerate to the material use of the surrounding context, without trying to replicate the existing architecture. During the design development of the proposed extension, we acknowledged the local materials found in the area and applied a sensitive approach to their use and application such as the redbrick and white painted masonry.

Timber cladding is a common material that can be found in the surrounding context. By introducing a timber-clad element its natural characteristics help the built form to blend effectively with the rural village environment.

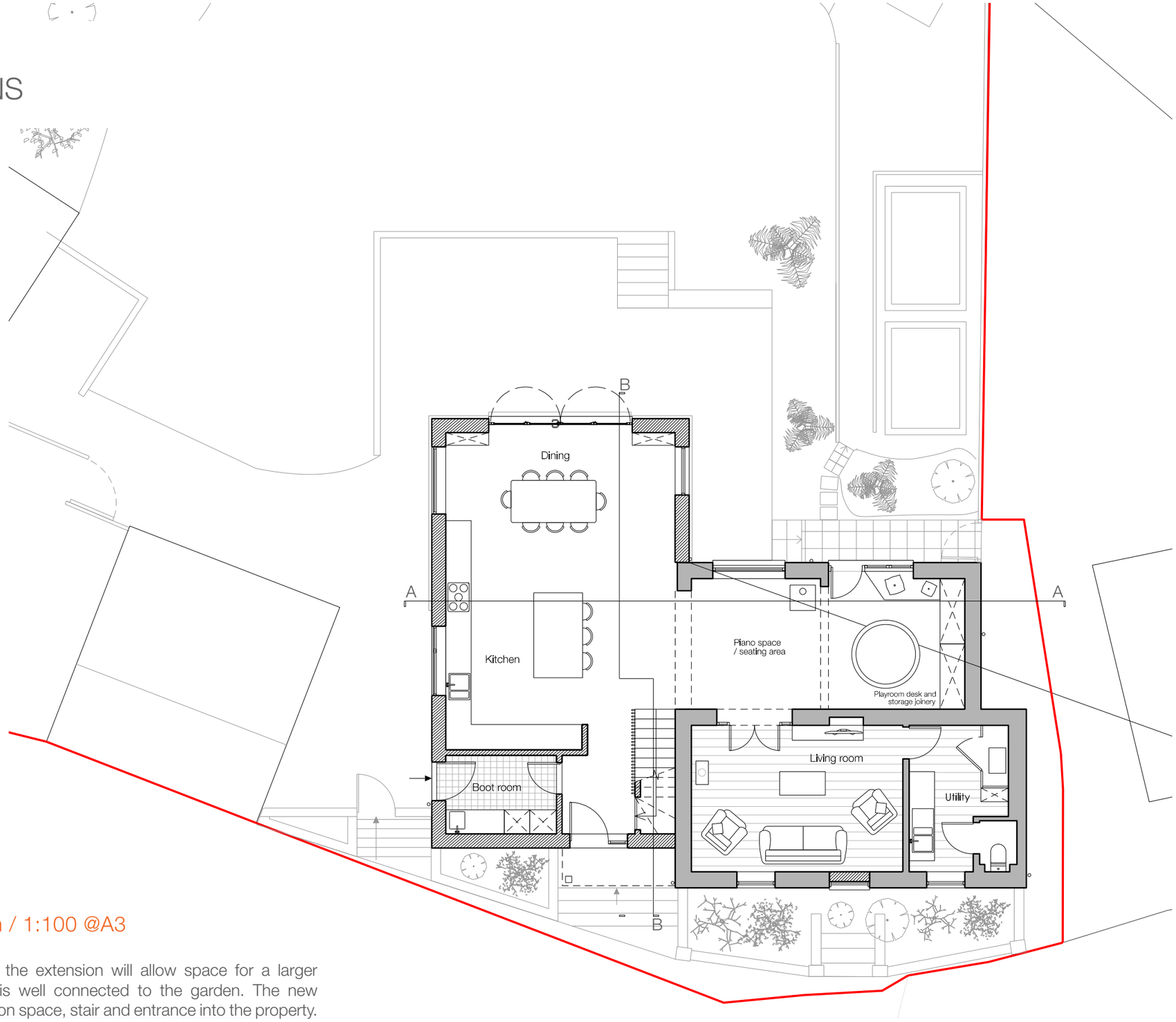
5. Orientation

The proposed orientation of the extension has been designed to sit adjacent to the existing dwelling and set back from the access road, minimising its visual impact to the neighbouring properties and reflecting the shape and form of other buildings in Manton Down.

Intial Roof Massing Options



08 / PROPOSED PLANS



Proposed Ground Floor Plan / 1:100 @A3

The proposed ground floor plan for the extension will allow space for a larger kitchen and dining room area that is well connected to the garden. The new proposal also reorganises the circulation space, stair and entrance into the property. In re-arranging the plan adjoining rooms can be used harmoniously and existing underused spaces within the cottage can be reclaimed for family use. The new extension footprint also gives space for a boot room with its own entrance.

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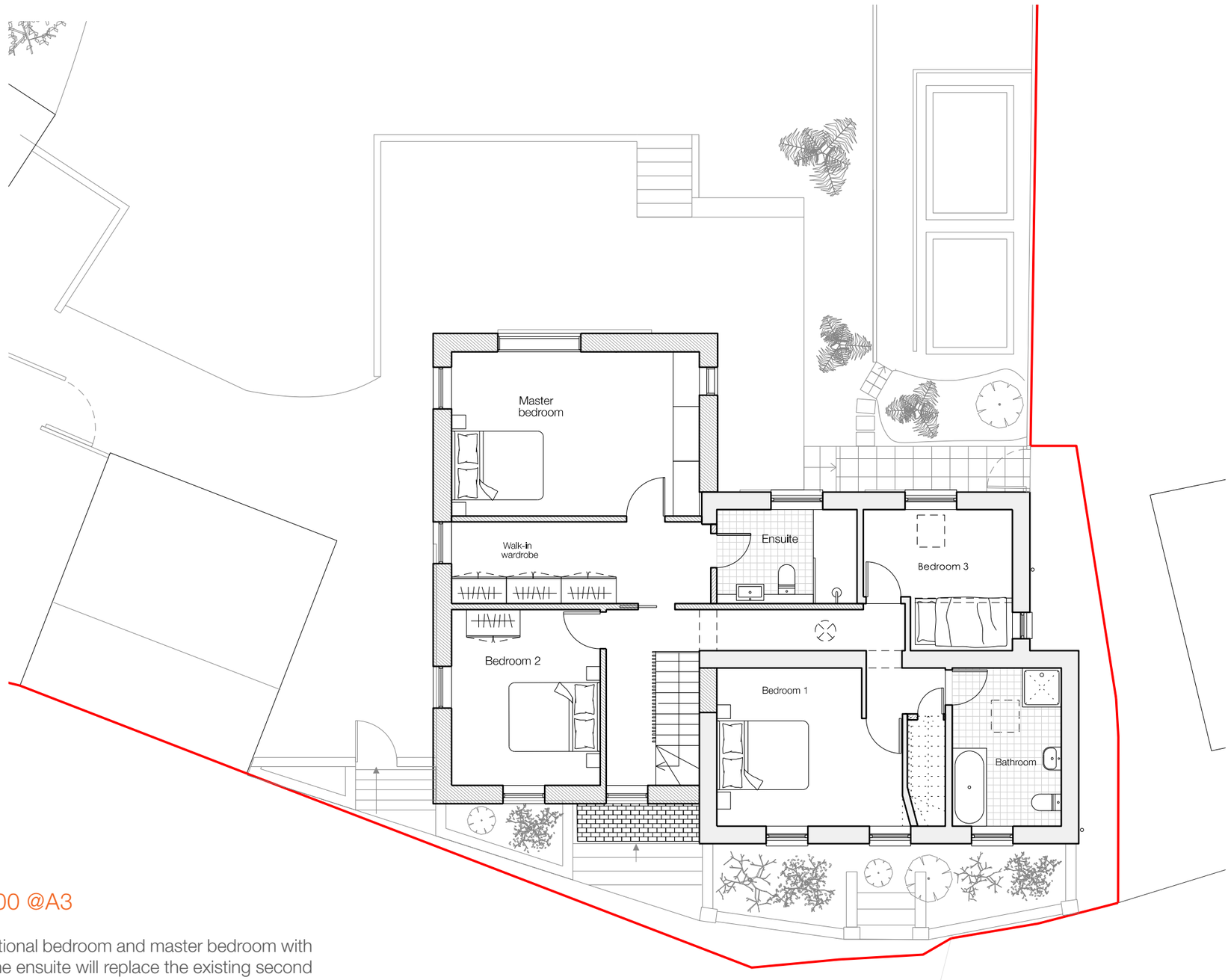
08 / PROPOSED PLANS

North



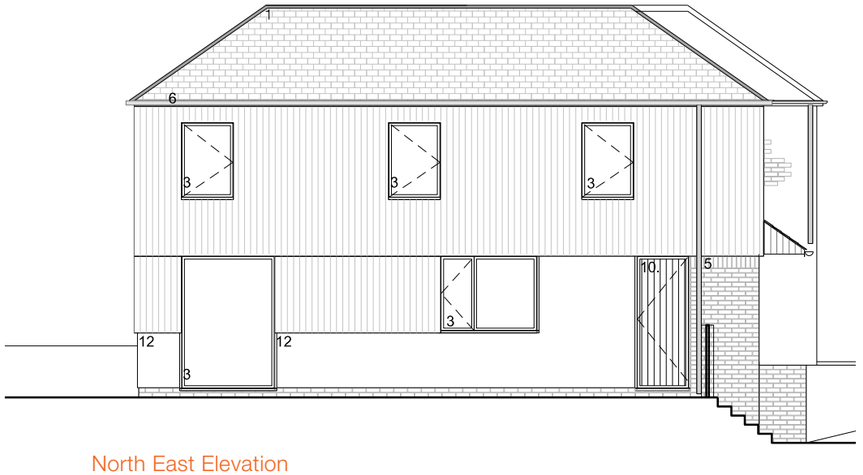
Proposed First Floor Plan / 1:100 @A3

The first-floor extension allows for an additional bedroom and master bedroom with a walk-in wardrobe space and ensuite. The ensuite will replace the existing second bedroom.

09 / PROPOSED ELEVATIONS



North West Elevation / Front Elevation

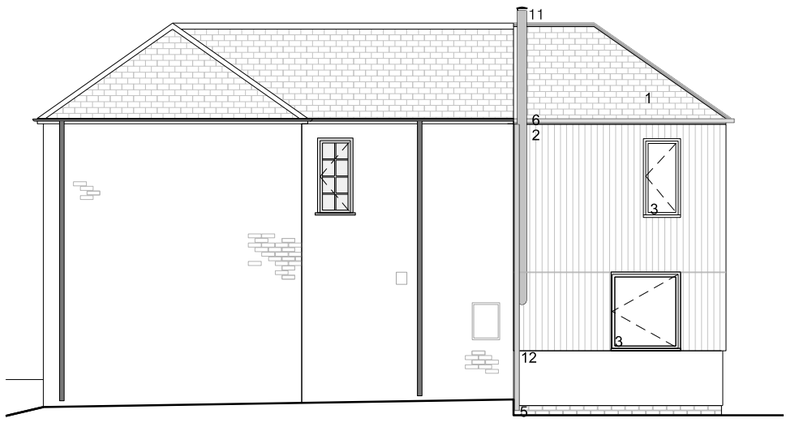


North East Elevation

1. Slate roof, colour: grey
2. Vertical timber cladding - details to client specification
3. Painted timber framed windows, colout:pale grey/green
4. Crittall style patio doors and fixed lights, colour - grey
5. Masonry - red brick, painted white/light-grey
6. Black plastic UPVC rainwater goods to match existing profiles
7. Existing door fixed shut
8. Canopy timber post
9. Single ply membrane flat roof
10. Painted timber boarded door
11. Black powder coated flue
12. White self coloured render



South East Elevation / Rear Elevation



South West Sectional Elevation

Proposed Elevations / 1:100 @A3

The form of the extension has been carefully designed to prevent visual impact on the neighbouring properties. The roof proposed replicates the hipped roof on the existing cottage at the front elevation. The rear of the proposed extension turns into a gable roof pitch that sits forward of the existing m shaped roof pitch to the existing cottage.

New openings along the side elevation give the additional bedroom spaces and kitchen dining room aspects onto the garden. The rear elevation also allows for a better connection with the garden through new bifold doors.

10 / MATERIALITY

Proposed Materials

The materials chosen for the scheme are sensitive to the surrounding setting and existing precedent of materials used within the rural village environment. The materials proposed aim not to detract from the aesthetic significance of the existing dwelling and also the listed buildings neighbouring the site.



Slate roof tiles

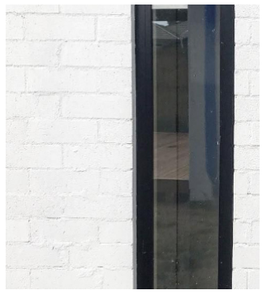
Slate roof tiles will be used to allow the additional extension to match the existing cottage roof and also fit uniformly into the existing roofscape of the village where slate is commonly used.



Timber Vertical Cladding

The cladding is proposed on both the north-east and south-west elevations and the rear elevation. The use of timber on the rear view of the structure will allow the extension to visually stand out from the existing cottage aesthetic that is something altogether more modern but also commonly used within the surrounding setting.





Masonry - Brick

In contrast to the rear of the proposal, the front elevation intends to use the be white brick to replica the existing white painted brick of the cottage helping it to blend into the streetscape. Red brick will be used for the brick wall frontage that meets the road to follow on from the existing wall to the dwelling. The use of white brick will follow the envelope of extension round to the rear. A variety of brick coursing details will be used to give character to the elevations.

11 / CONCLUSION

Conclusion

The scheme is sensitive in its form and material application to the existing dwelling and surrounding rural context. The proposal takes into consideration the proximity to listed buildings and has been carefully thought through to ensure no impact is made on the existing aesthetic.

The scheme would greatly improve living arrangements for the occupants and meet the needs of modern-day family living.



MITCHELL
ELEY
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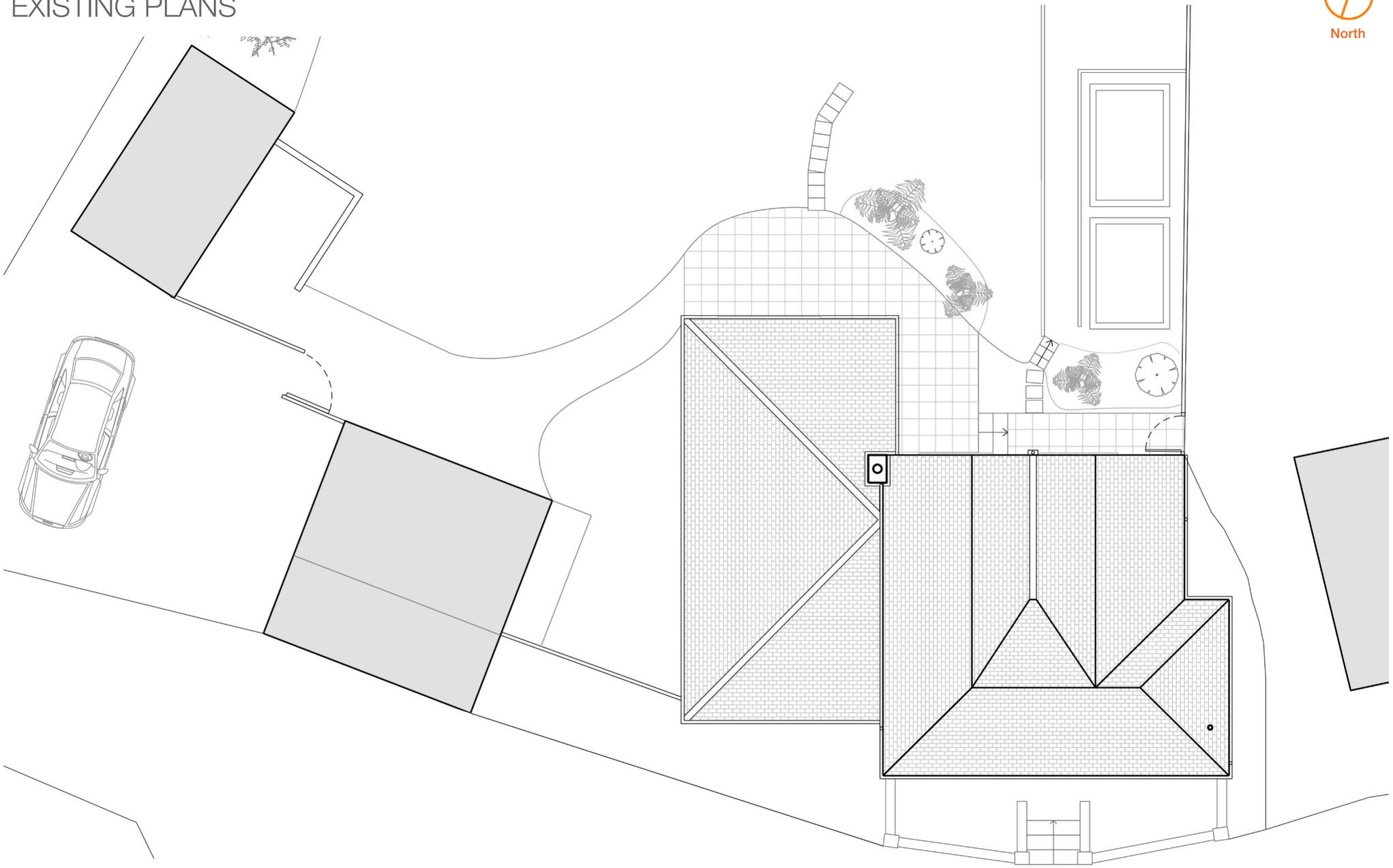
01225 789033

studio@mitchelleleygould.co.uk
www.mitchelleleygould.co.uk

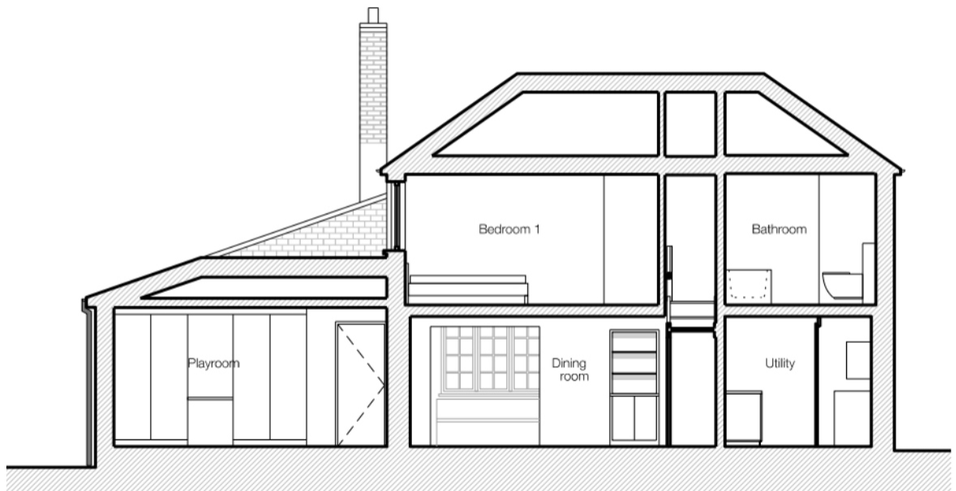
Wharf Studio
Widcombe Hill
Bath BA2 6AA

04 / EXISTING PLANS

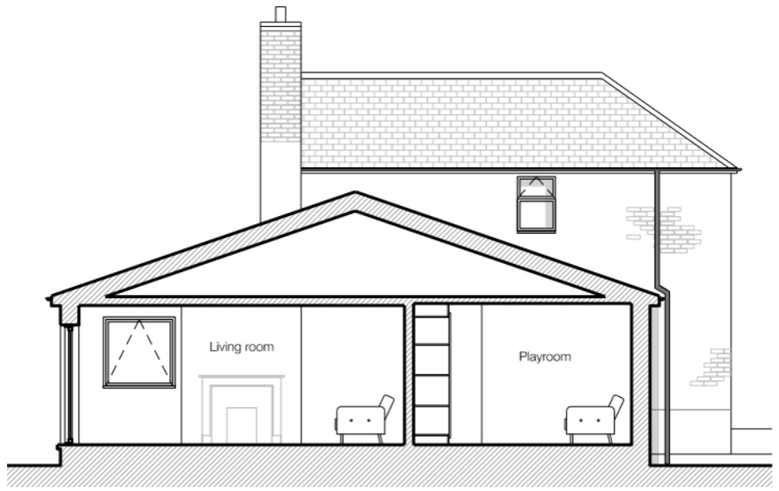


Existing Roof Plan

05 / EXISTING SECTIONS



Existing Section AA / 1:100 @ A3



Existing Section BB / 1:100 @ A3



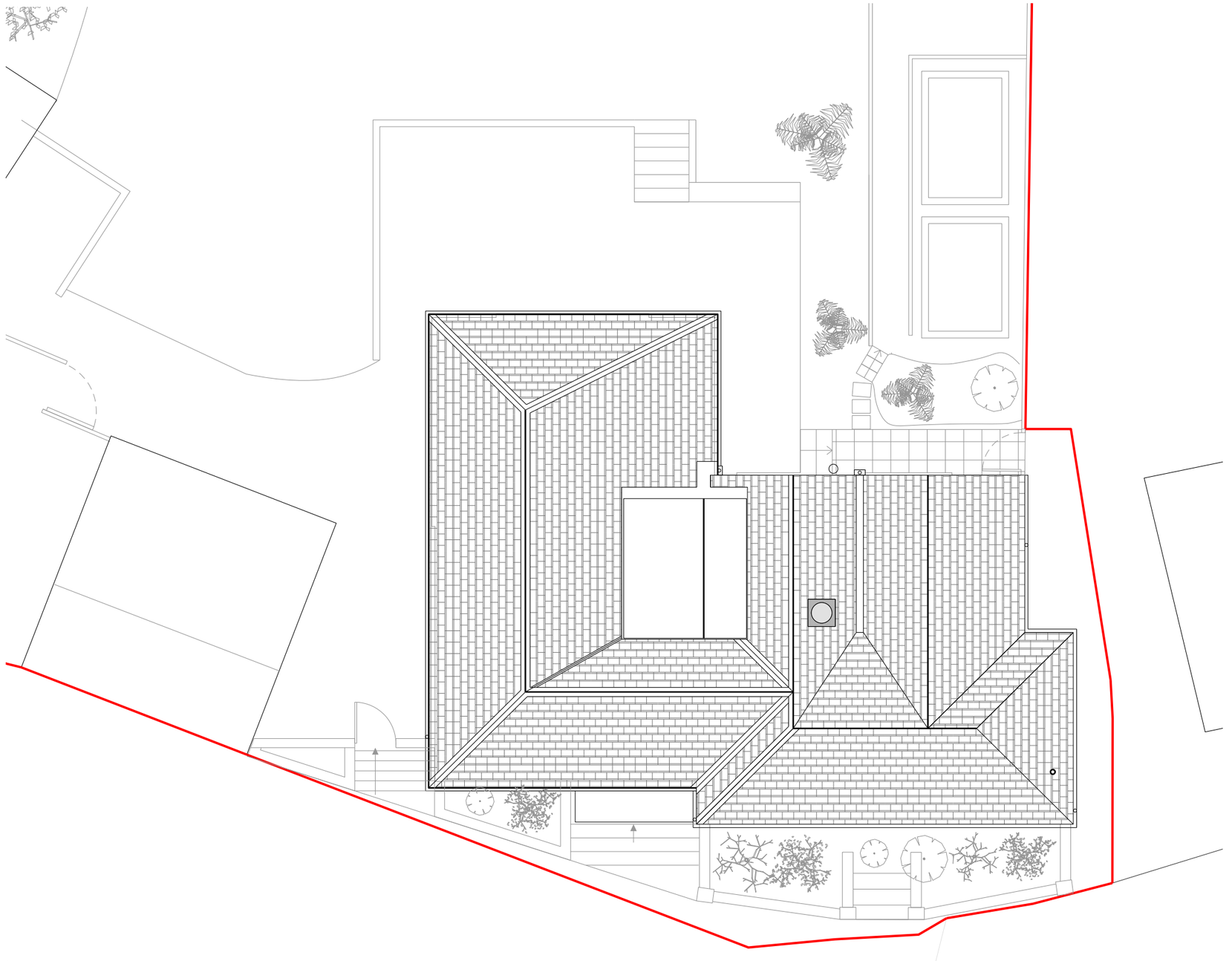
Existing Section CC / 1:100 @ A3

Existing Sections

The existing section outline the limited ceiling height within the ground floor and the master bedroom on first floor.

The proposal aims to extend floor to ceiling level in order to allow for sufficient head room within the new habitable spaces.

09 / PROPOSED PLANS



Proposed Roof Plan / 1:100 @A3

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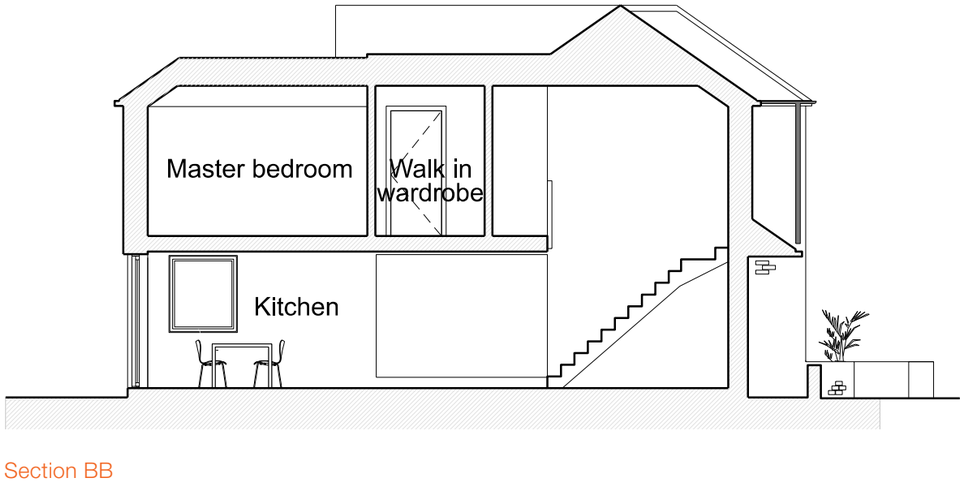
11 / PROPOSED SECTIONS

Proposed Sections / 1:100 @A3



Section AA



Section BB