Design & Access Statement

19 Manton Hollow,

Marlborough



Mathewson Waters Architects | The Old Surgery | Crowle Road | Lambourn | RG17 8NR
t: 01488 73131 | e: enquiries@mw-architects.co.uk | w: mw-architects.co.uk

22122
JULY 23

19 Manton Hollow, Marlborough

0.0 Introduction - Applicant Statement



Fig.01 View of the site

Purpose of Application;

The applicants seek permission for a first floor extension to their existing property,19 Manton Hollow, to provide them with new master bedroom and adjoining en-suite.

The application describes a simple loft conversion/ extension with a south facing gable window. Externally the application does not alter the landscaping which is currently installed.

The existing vehicular access to Manton Hollow will be retained with adequate parking.

The design of the extension has been carefully considered so as to remain in keeping with the character of the surrounding buildings.

19 Manton Hollow, Marlborough

1.0 Design Statement

Purpose of the statement:

This statement has been prepared by Mathewson Waters Architects on behalf of the applicants Stuart and Vanita Crighton

The purpose of this statement is to explain:

"the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with"

Para. 80, DCLG Circular 01/2006

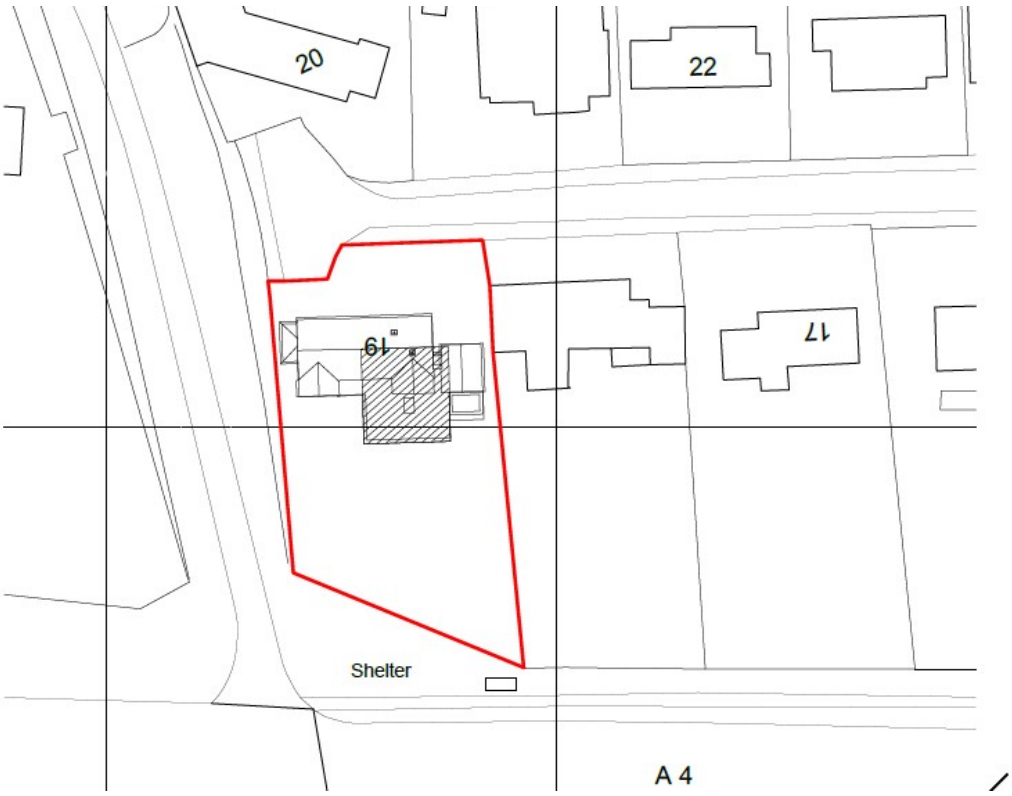


Fig.02 OS Block Plan

2.0 Application Location



Fig.03 Google Satellite View

Description and Location:

19 Manton Hollow is the final property located at the end of the winding Manton Hollow road and therefore is a location seldom stumbled upon with a quiet backdrop that is not widely known.

The proposed works would be located in a secluded area that is rarely visited. The site is surrounded by trees and shrubs, and it is not visible from any public roads. This would ensure that the works would not have any significant impact on the surrounding area.

The Existing building is a bungalow along a street which is a mixture of bungalows, 1.5 storey and 2 storey detached dwellings

3.0 Site & Setting



Fig.04 Google View of site and access

Site & Setting of 19 Manton Hollow

The property is situated at the conclusion of the Manton Hollow Road and is well screened from view from the south on the main road below due to the existing large trees and scrubs as the rear of garden as observed in Fig.05



Fig.05 Google View from main road to property screened by existing trees and shrubs

3.1 Site & Setting cont..



Fig.06 View of existing access.

Site & Setting Cont..

The property has good vehicular access from Manton hollow with clear sightlines making it easy to see approaching vehicles.

Existing properties located on this road include predominantly two storey dwellings to South with bungalow style properties to the north that have been largely modified to accommodate first floor habitable spaces. Making the proposed 1st floor additional to this property contextually appropriate with the surrounding area.



Fig.07 View of the rear of the property

4.0 The Proposal



Fig.08 Proposed Garden (Rear) Elevation.

The application:

The proposals described on the drawings listed in the submission, comprise of;

- The addition of a new 1st floor with the associated minimal internal alterations to the existing ground floorplan in the form of installing new stairwell access up.
- The proposed works will create a new Master bedroom and en-suite above the existing flat roof of the kitchen/dining space.
- A new porch to the entrance of the property, with slight modifications to the immediate exterior façade to create a more distinct and identifiable entrance, that is inviting and clearly visible to visitors.

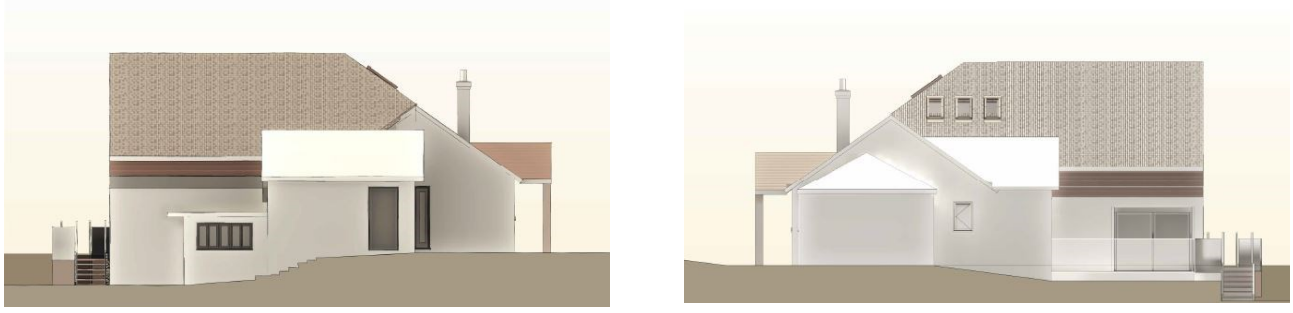


Fig.09 Proposed boundary elevations showcasing the continued frontage roof design

4.1 The Proposal—Materials.



Fig.10 Proposed modern brickwork bungalow example.



Fig.11 Proposed timber cladding example

The application - Materials

The proposals materials described on the drawings and listed in the submission, comprise;

- Horizontal Timber Cladding to be used as a harmonious material in conjunction with the existing vertical cladding seen on the existing kitchen. Creating a compatible design with the existing building architecture with its own definable feature.
- Concrete interlocking tiles.
- Aluminum windows & doors.



Fig.12 Proposed Frontage Elevation

5.0 Justification

Scale

The proposed first floor extension will be in proportion to the original property and will be in keeping with its character. The size of the extension has been carefully considered to ensure that it will provide the necessary amenities that whilst not being excessive and out of place.

Layout

With the exemption of installing a new staircase to gain access to the proposed first floor, the works will not effect the existing ground floor layout. The design has been chosen for its ability to minimize disruption to the existing home whilst maximising the potential for a first floor extension

Landscaping

With existing large trees and scrubs at the rear of garden which screen the view from the south as well as also being situated a the end of the Manton Holllow Road and so not visible to passing traffic, the proposed works would have minimal effects on the surrounding area. There are therefor no proposed works that create the need for changes/additions of permanent landscaping.

Appearance

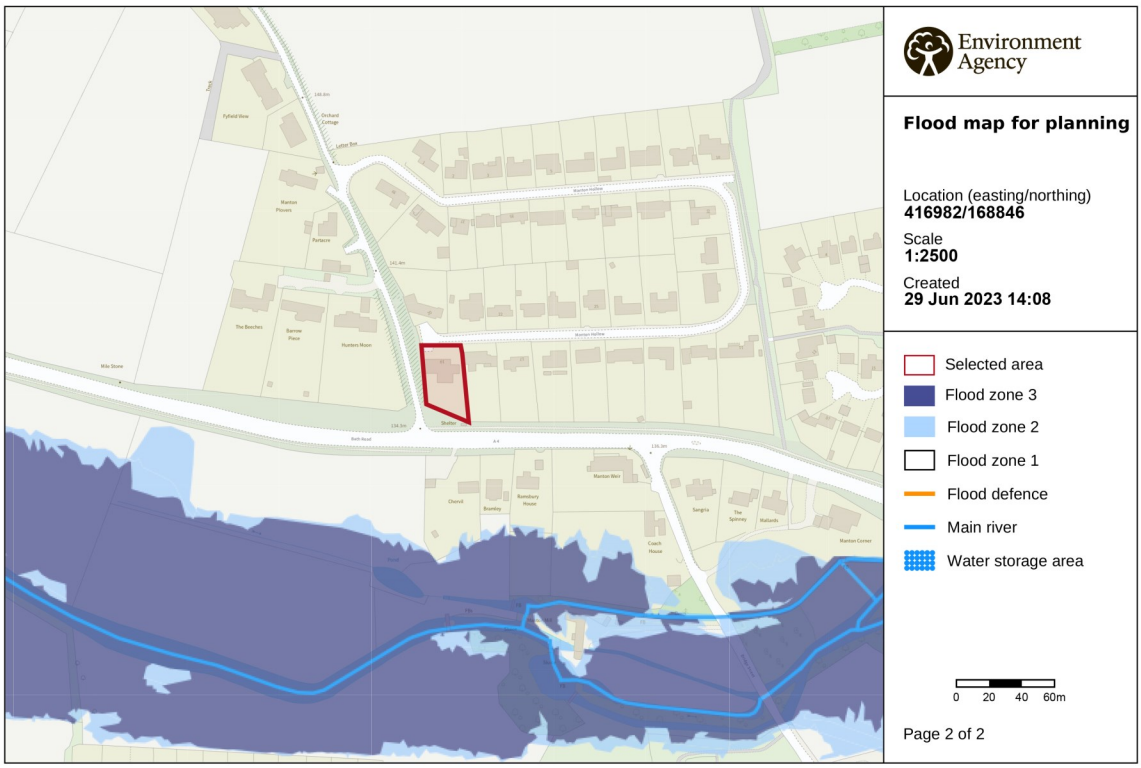
The aim of the design is to create a compatible extension to the existing building architecture with its own definable features. With the use of more natural materials such as the timber cladding the first floor extension complements the aesthetics and character of the existing building

Access - Highways - Car Parking

There are no proposed works that create the need for changes to Highway access or car parking spaces. The site currently has a minimum of 2 parking spaces.

19 Manton Hollow, Marlborough

6.0 Flood Zone - Risk Analysis



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Fig.13 Flood Map Location shown in RED

Flood Risk Assessment

19 Manton Hollow is located in flood zone 1 in an area with a low probability of Flooding

The site is located within a low risk of surface water flooding

No additional protective measures are required.

Standard protective measures are proposed in line with the Environment Agency Standing Advice.

Protective measures are proposed as proscribed in the flood risk assessment.

7.0 Biodiversity - Ecology (Protected Species)

Protection of Breeding Birds

The applicants are aware of their responsibilities under the Wildlife and Countryside Act 1981. Whilst it is not intended to remove or otherwise destroy habit currently used by breeding birds, care will be taken to minimise disturbance to birds nesting in the hedgerows and adjacent woodland between March to August.

Protected species under EU Regulations

Bats and other protected species

The applicants understand that all bats and their roost sites are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2010 from disturbance and harm.

8.0 Planning Policy

The following Wiltshire Borough Council Development Plan Policies/Guidance are understood to be of relevance:

Policy

It is understood that the following National and Local Plan Policies apply;

National Planning Policy Framework (NPPF)

Wiltshire Core Strategy

Core Policy 51—Landscape

Core Policy 57—Ensuring High Quality Design & Place Shaping

Planning History

K/14698—Approved

K/39832—Approved

17/08911/FUL—Approved

Planning Considerations

The main planning considerations are:
The principle of development;
The impact on the character of the area;
The impact on amenity;

19 Manton Hollow, Marlborough

8.1 Planning Policy.

Impact upon the amenity of occupiers of neighbouring properties

The proposal has an increase in ridge height of approximately 1.75m. The increase in height is due to the introduction of a new gable wall over the existing ground floor walls. This gable wall is proposed to provide a more balanced holistic architectural form compared to a large flat box roof dormer. The additional height allows for the extension to meet the new building regulation thermal envelope requirements while maintaining a sensible useable internal space. The proposed new ridge height is considerable lower than the 2 storey dwellings further along Manton Hollow. 18 Manton Hollow has recently been granted planning approval ref PL/2023/01433 for a large first floor box dormer window facing south. The proposed ridge height of 19 Manton Hollow will be 200mm higher than the ridge to 18 Manton Hollow due to the rising land along Manton Hollow.

Scale, design and materials

Most of the proposal is to the rear of the property with only the small ridge increase seen from the street. The main change to the front of the property is for a small porch canopy. To the rear a first floor extension within the roof void is proposed consisting of aluminium glazed windows, timber cladding and tiled roof to match the existing building.

Impact upon the North Wessex Downs area of Outstanding Natural Beauty

The proposed alterations do not increase the foot print of 19 Manton Hollow and will be read in context of the host dwelling. There will be no encroachment into the open countryside and will cause no harm to the special qualities of the AONB

19 Manton Hollow, Marlborough

Summary

In Summary there will be no harmful impact to neighbour visual amenity as a result of the proposal or to the wider AONB. The proposal are of a high quality of design and will be finished to a high standard by the applicant and meet all of the councils planning policies. We see no reason why the proposal cannot be considered for approval.

Architect

Adrian Rouse

Mathewson Waters Architects, The Old Surgery, Crowle Road, Lambourn, Berkshire

RG17 8NR

Office: 01488 73131

Email: adrian@mw-architects.co.uk