R&S Consultants
The Old Coach House,
Barton Hill,
Shaftesbury,
Dorset
SP7 8DQ

July 2023

DESIGN ACCESS STATEMENT

Moor Hill Cottage, Moor Hill, Fovant, Wiltshire, SP3 5LB.

Introduction:

This Design and Access Statement relates to the proposal for Household Planning Permission for a first floor front extension and porch extension at Moor Hill Cottage, Fovant. This application seeks approval for a new ground and first floor extension to the North (Front) of the existing property, to provide additional and improved Porch entrance, and first floor En-Suite. The proposed extension is modest, and seeks only to improve the existing internal spaces and access to the existing property.

Existing Building:

Please refer to drawings 23031-100 and 101, for the existing building drawing layouts and details.

The existing building sits in a prominent position beside the public highway, and is a detached property property, located on a large parcel on land away from the centre of the village. The existing building is being extended and renovated to provide additional porch access and first floor bathroom spaces for use by the existing occupants of the property.

The external facades of this property are stone for the main with later render additions, with a plain clay tiled roof for the main. The existing property is 3 bedroom, with accommodation across a 2 floors. The ground floor consists of a utility, hall, kitchen, open sitting room and dining room. The property is lacking in a functional entry space due to its existing constricted size. There are large private gardens to lawn to the side and rear of the existing property. To the West is a single storey pitched roof double garage building. The front of the building is partially screened by an existing hedgerow, and the existing levels and public highway make viewing the property difficult in locations.

Proposed Works:

Please refer to drawings 23021-102, for the proposed drawing layouts and details.

It is proposed to extend the existing ground floor lean-to upwards to form additional space in the Master Bedroom, by continuing the existing building form. This proposed first floor element will replace the existing lean-to roof and repace with stonework to match the main house. The existing tiles will be re-used where possible. The new eaves will be lower than existing, to ensure the new ridge retains the existing line, and all materials to match the existing. This will also allow for the new parapets to match and be consistent in height with the existing. This new element will replicate the design and details of the existing building.

To the front of the property it is propsoed to replace the existing canopy over the main entrance door. The existing canopy is of flat roof construction. It is proposed to enlarge the existing ground floor with a small porch extension, with a new front door opening with side glazing, to improve natural light and access. A new gable porch will provide an improved access and aesthetic to this part of the property. New stone walls at low level to continue the existing building stone plinth, with a timber frame and glazing above. New plain clay tiles to roof, and new doors and windows will match the existing property.

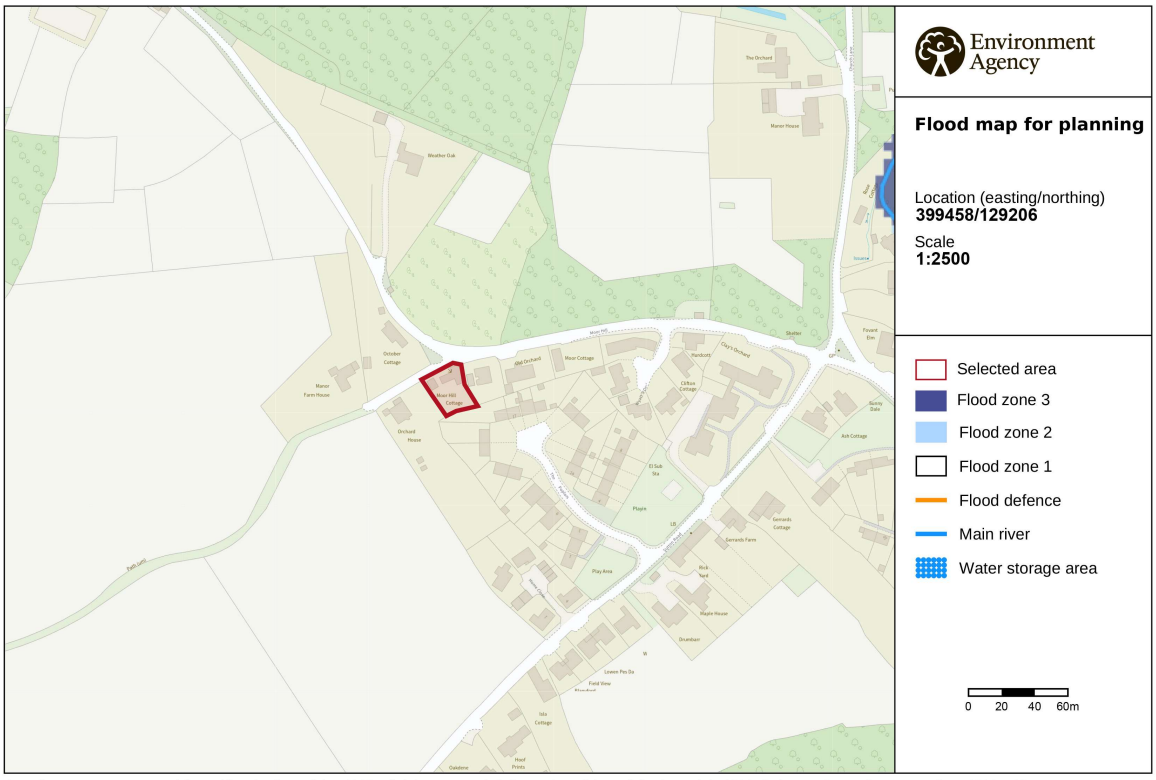
Proposal Materials:

Roof:	New plain clay tiles, to match existing.
Walls:	New stonework to match existing. Timber framing to porch.
Doors/Windows:	New painted timber windows and doors to match existing.

Conclusion:

The appearance, layout and scale of the extension is representative of the existing dwelling with only a small increase in groudn and first floor spaces. The alterations will be sympathetic with simple details and local materials in order to replicate the character of the existing building and to provide continuity. There will be minimal impact on surrounding properties, and neighbouring amenities would not be impacted.

Flood Risk Assessment



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Flood risk assessment map via Environment Agency website.

Existing Photographs



Photograph 01, Front Elevation from Public Highway (North)



Photograph 02, Side Elevation from Public Highway (East)