PAUL STEVENS ARCHITECTURE LTD



81B NORTH STREET, WILTON

DESIGN & ACCESS STATEMENT

SITE ADDRESS: 81B North Street, WIlton, SP2 0HH
SCHEME: Job No.998
DATE: July 2023

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INTRODUCTION

EXISTING SITE

This design and access statement refers to the placement of an access stair to the flat above 81B North Street, Wilton.

81B North Street Wilton is a 4 bedroom residential dwelling with an adjoining workshop and first floor flat. The building is of standard cavity wall construction with brick and flint façade to the principle elevation and clay pan tiles. The windows are brown Upvc double glazed casements, Upvc fascia and soffit, plastic rainwater goods.

The adjoining workshop and 1 bedroom flat over is a brick, flint and stone construction with horizontal cladding to the first-floor façade. The roof has clay pan-tiles.

PLANNING HISTORY

PL/2022/07990

Planning Permission was granted in Janurary 2023 for works to the main house including attic conversion as well as various alterations and refurbishment. Permission was also granted for the refurbishment of the adjacent first floor flat; works including replacement of single glazed windows and the hanging tiles with a horizontal, cementitcious cladding.

PROPOSAL

DESIGN SCOPE

The scheme seeks permission for minor alterations to previous granted permission which involves an access stair case at the front of the workshop/flat. The stair case will be the main point of access from the road to the first floor flat. The staircase will be glavanised steel construction with anti slip grip treads.

The staircase will be located in the position of the former ramp, although not as wide as the ramp and therefore improving the width of the yard.





NOTE:
Conservatory to be retained and plastic roof to be replaced with slate roof with conservation rooflight.

PROPOSAL

MATERIALS

The proposed staircase is galvanised metal, with anti slip treads.



Example of galvanised stair with anti slip treads

JUSTIFICATION

The previous Planning Application which was granted permission in January gave permission to an access stair at the side of the building, inbetween the main house and the workshop building. Now the conservatory is being retained, alternative access is required.

The proposed staircase is 850mm wide and will be located in the position of the former ramp which is within the curtiladge boundary of land owned by the applicant.

There are no parking implications of the staircase it is entirely within the footprint of the former ramp. The staircase is 850mm wide, narrower than the former ramp which was 1080mm wide. Therefore there is no change to the overall parking situation.

The materials used are contemporary and in keeping with the renovation works such as the new cladding and aluminium casement windows.



Site boundary

Land owned by the applicant

CONCLUSION

In conclusion it is thought the revised proposal is a better design in line with the clients requirements as well as the site itself. The altered position of the staircase will have no impact upon the parking or access for 81A who has a right of access over the land.

