ASJ Design

DESIGN ACCESS AND HERITAGE STATEMENT

FOR ALTERATIONS TO NOVEMEBER COTTAGE, CHIURCH STREET, BOWERCHALKE SP5 5BE

INTRODUCTION

This Planning Statement is in support of the application made to Wiltshire Council for the proposed internal and external alterations to repair and improve an existing cottage at the above address.

SITE LOCATION

The property is located on the Church Street in a residential area at the centre of Bowerchalke a small village to 10miles west of Salisbury. Church Street is the main road though the village with houses arranged either side of the road in a ribbon development pattern.



The houses are generally detached in this area with a variety of plot sizes. November Cottage, a detached storey and a half cottage accessed from a private drive off of Church Street. The property is set within well-defined planted and fenced boundaries which are shared with two neighbours either side and a farm to the rear.

SITE DESCRIPTION

The site is accessed from a steep drive, not uncommon in the village as Church Street is set below most of the properties in the centre of the village. The tarmac driveway leads to a small turning area and continues along the side of the property to the existing carport. The existing carport is little more than a series of pole frames with a reed mat roof over. At the back of the carport is a shed erected inside the structure which acts as a log store.

The existing storey-and-a-half building was constructed in the 1980's as a simple rectangular building with rendered elevations under a slate roof with three small dormers on the front elevation serving the first floor rooms. The property was subsequently extended to the rear (in 2005) from natural stone and painted timber cladding under a slate roof to match the original.

The cottage sits centrally on the narrow part of the site which extends to the northwest at the rear of the property.

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The site layout consists of a planted bank at the front of the property with a small lawned area in front of the cottage, a terrace to the rear of the property leads to a larger lawned area to the rear with a vegetable garden on the far northwest boundary.

The western boundary is shared with Little Haye and is a mixture of high hedges and fence panels. The eastern boundary is shared with Greystones (a Listed Building) with a planted boundary hedge on the original fence line.

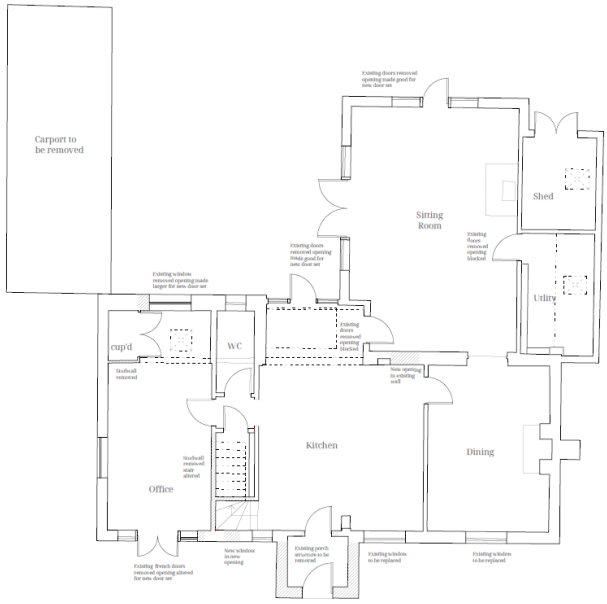
November Cottage sits on the building line between the two houses with its orientation being closer to that of Little Haye with the principal elevation facing Southeast.

PROPERTY DESCRIPTION

The existing cottage prior to its extension consisted of an internal garage, utility with shower room, a kitchen diner and a parlour on the ground floor with 3 bedrooms and a bathroom on the first floor.

The extension granted permission in 2005 converted the garage and utility space into on large habitable space currently used as an office. The shower room remains as does the kitchen, with the parlour (now used as a dining room) providing a link to the extension which houses a large sitting room. On the first floor the original layout remained with access created from the landing to a new master bedroom and ensuite bathroom. The bedroom, overlooking the rear garden opens on to a balcony via French windows.

The property is in a poor state of repair, with the original timber windows and doors rotten in some places even on the newer extension. The painted timber cladding to the extension is peeling and again rotten in places mainly due to poor detailing at the time and lack of maintenance since. The dormer windows and gable ends have been designed with little or no overhang of barge boards resulting in a flat elevation with allows rain to penetrate areas normally protected by overhanging barge board and eaves details. The impact of this not only detrimental to the effectiveness of the rain cladding but visually 'flattens' the rear elevations.



EXISTING GROUND FLOOR

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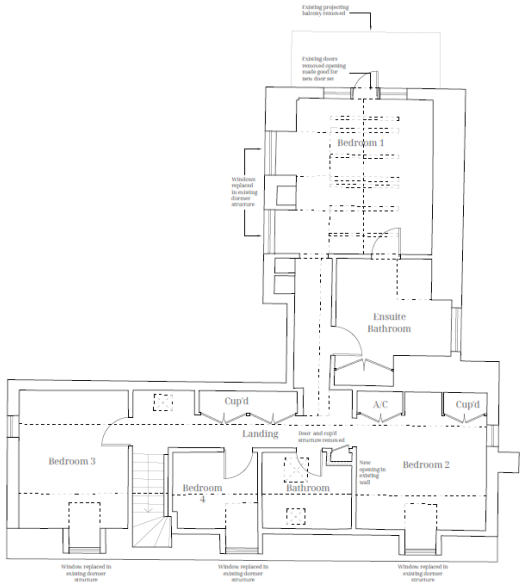

EXISTING FIRST FLOOR

Internally little has changed in the core of the property since 1984 the detailing is simple and due to the early room-in-the-roof truss system used, the space is essentially one large rectangle divided using studwork partitioning.

The existing carport is little more than a pole frame structure, offering little protection to the vehicle stored under it and is showing signs of instability especially to the rear where it is dug into a bank.

This planning application seeks to improve the overall appearance of the property by addressing the underlying issues with the cladding, fenestration and outbuilding whilst also taking the opportunity to modernise the interior all in a manner sympathetic to the properties setting.

PLANNING HISTORY & CONTEXT

November Cottage was constructed in 1984 and later extended in 2005 under planning application S/2005/1740. The extension was considered acceptable in terms of scale and design and given its screened position, heavily planted boundaries and distance from the adjacent Listed Building permission was granted on 12/10/2005 with standard conditions.

The property sits within the Conservation Area of Bowerchalke which is a small area at the heart of the village encapsulating less than a dozen properties, the Village Hall, and two Church buildings. November cottage sits on the northeast corner of the designated area with its neighbour, Greystones, being the last property within the Conservation Area boundary on that side of the road.

With permission being granted for an extension being deemed acceptable in 2005 and subsequent alterations being made to adjacent properties, most recently at Greystones '*Renovation and repair to the property, along with replacement of the existing double garage' (PL/2022/02485)*, it would appear that considered schemes which take into account their setting within the Conservation Area are acceptable in planning terms.

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November Cottage, was considered of *little architectural merit* in the officers report at the time of the extension and the subsequent stone and timber additions to the rear have been implemented with little consideration of traditional detailing.

PLANNING POLICY

WILTSHIRE CORE STRATEGY Core Policy 58 ensuring the conservation of the historic environment Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

SALISBURY DISTRICT PLAN Adopted Local Plan - Conservation Objective: To protect those features, sites and settlements of historical, architectural, and archaeological interest which contribute to the districts and the nation's character, whilst ensuring that where new development occurs, it respects and, wherever possible, enhances the environment within which it is located.

It is hoped the proposals (set out below) respect the setting of the property within the Conservation Area and address some of the evident issues in its construction in order to prolong the life of the property and improve its appearance.

PROPOSALS

This application seeks planning consent to:

- Remove existing porch and create timber framed porch in new position to serve new entrance hall.
- Alter the existing staircase to start in new Entrance Hall and add a partition to create smaller office from the existing larger space.
- Replace existing double glazed windows and doors with appropriately detailed double glazed casements and doors in existing or altered openings.
- Remove the existing projecting balcony structure from first floor bedroom and replace with glazed Juliet balcony.
- Replace existing painted cladding with timber weatherboarding and improve detailing around all roof elements.
- Update the kitchen and create a guest bathroom from the existing small fourth bedroom.
- Replace the existing carport with timber framed carbarn in the same location.

The existing porch is central to the front elevation and opens directly into the Kitchen, this is not an ideal arrangement especially for visitors. There is a lack of coat and boot storage here so by utilising the overly large office space, a dedicated Entrance Hall can be created with built-in storage and bench seating.

At the same time a stud wall will be added to create a smaller officer to the rear of the space. The staicase currently accessed from the kitchen will be altered to start within the new Entrance Hall.

The new porch will be a simple timber framed structure on plinth walls with the existing roof brought down at the same pitch over the new structure. This is an improvement on the exisitng deeper porch which has a shallower pitch lower than the recommended pitch for its slate covering.

The exsting fenestration is in need of replacing, several window and door frames are rotten and no longer weatherproof. This includes the more recent additions and alterations including where the garage door was replaced with french windows with a timber filler at ground level (just one example of poor detailling of the time). It is proposed to replace the front elevation windows and doors with similar timber framed options in the same or proposed openings as indicated. The rear elevation fenestration will be replaced using a powder coated aluminium framed solution more suited to its location on the north facing rear façade. This type of modern frame will offer better protection during winter months and visually sit well against the stonework present here.

The existing metal framed projecting balcony on the rear elevation is little used and excessively large for the gable it sits on. The decking of the balcony is in poor condition and the whole structure overshadows the Sitting Room doors which open onto the garden.

On balance the removal of the balcony will improve the overall appearance of the house when viewed from the garden. By replacing the first floor doors with an inward opening solution, a glazed Juliet balcony (from a single pane of toughened glass fixed across the opening) can be added to the wall via simple fixing brackets.

The upper portions of the rear elevations forming the extension are clad in painted timber overlapping boards. The detailing around openings, at the eaves and on the gables of the main roof and the dormer windows is poor. The lack of any significant projections to these elements allows water to ingress into the structure or sit on surfaces causing defects.

It is proposed to remove the cladding in its entirety, check the underlying structure and reclad using timber weatherboarding with projecting barge rafters and suitable drip and valley details.

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Using traditional methods not only protects the building going forward but also has a visual benefit in terms of the overall appearance of the property.

The internal layout of the property remains largely unchanged on the ground floor save for the updating of the kitchen and the relocation of the access to the sitting room from it.

On the first floor the unusable fourth bedroom will be converted into a guest bathroom for use with the third bedroom. The door to the bathroom will be moved into the second bedroom to make the existing bathroom ensuite to it.

Finally, the dilapidated carport and shed will be removed and replaced with a timber framed carbarn providing storage space for garden furniture, bikes, bins and a single car. The building will be clad in timber weatherboard to match the rear of the property apart from the wall facing the terrace which will be formed from vertical slatted timbers fitted to the timber framing, giving a softer appearance, and climbing base for terrace planting. The roof will be covered in slate to match the cottage material.

The existing terrace will be improved, and a new low level wall will enclose the end of the terrace in lieu of the bank and steps that currently exist.

MATERIALS GENERALLY

The proposed changes will incorporate suitable materials to match the existing style of the property.

Where the rendered sections of the property are altered, new openings created or existing openings altered, care will be taken to match the existing construction beneath to provide continuity and integrity of the cavities and window/door reveals.

The new cladding to the existing walls be constructed in timber weatherboarding off of the existing structure. The use of natural materials will sit well against the other natural material on the property and will be an improvement on the quality of materials currently on site.

The use of a timber frame structure for the carbarn is something that has been used successfully in the immediate area in outbuildings alongside existing residences. The cladding material will match the house nearby as will the slate roof.

LANDSCAPING

The proposed terracing will be from natural stone paving laid in a suitable bond against the existing stone walls.

The existing boundary treatments will remain unchanged, and any new planting introduced will be of native species to enhance the natural setting of the established garden.

ACCESS

The existing pedestrian and vehicular access into the property will remain as existing but the opportunity will be taken to enlarge the turning area slightly in order to improve safety while turning on site.

SUSTAINABILTY

The proposals seek to create an improved appearance to the property as a whole using the modern construction techniques upgrade the fabric of the building.

The scheme looks to retain all natural features on the perimeter of the site where possible, with a view to protecting natural habitats which may be present and retaining the natural backdrop to the site.

Where possible materials for the construction of outbuilding will be locally sourced and where mass produced items are required suitable manufacturers with reasonable 'green credentials' will be the preferred suppliers.

During the construction of the outbuilding and the replacement of the cladding and fenestration all necessary precautions will be taken to ensure the protection of existing structure and boundaries. The chosen construction firm will have experience of similar projects and the expertise to ensure a good quality end product.

CONCLUSION

The nature of the development has no impact on accommodation levels of the dwelling and only seeks to improve the overall fabric of the building and reorganise the layout to suit the owners needs more closely.

The principal change to the public side of the property is the replacement of the large porch with a smaller canopy porch in a slightly different position. The replacement of the windows and redecoration of the render after the changes will result in a vastly improved appearance to that which currently exists.

The changes to the rear of the property will solve issues with the current rotten doors and windows and the poor detailing that exists. The recladding of the upper sections of the walls in a natural material using traditional details will sit well against the

stonework walls of the previous extension. Again the overall appearance and longevity of the property will be improved.

This clients' investment in improving the fabric of the property will be significant and shows a willingness to care for the property. The continued improvement of the home ensures the longevity of the property and its setting in the Conservation Area for the foreseeable future.

The impact on the neighbouring properties and the Conservation Area as a whole will be negligible with goal being to improve the properties functionality and appearance without changing its character.

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DESIGN & ACCESS STATEMENT PHOTO APPENDIX



Front elevation showing porch to be removed



Rear elevation with balcony to be removed



Remainder rear elevation, garden and carport to be replaced.



View of dilapidated cladding and dormers with lack of detailing.



Glazed roof to be replaced.



Example of rotten doors.



Current carport & drive

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DESIGN & ACCESS STATEMENT MATERIAL EXAMPLES





Examples of natural weatherboarding and traditional detailing




Examples of timber framed car barn (to replace existing carport)

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