MEADOW VIEW

9 Ebbleside Villas, Nunton, SP5 4HT

DESIGN AND ACCESS STATEMENT

For a single storey extension, first floor extension and internal alterations

CONTENTS:

Section	Pg
01 - Introduction	**3**
02 - Existing Building • Planning History	3
03 - Proposals: • The Need • Proposed Alterations	4
04 - Conclusion	5

01 - INTRODUCTION

This document accompanies a planning application for a single storey rear extension, first floor extension over the existing kitchen and utility area, removal of the chimney, and internal alterations to the property Meadow View in the village of Nunton, south of Salisbury.

It has been prepared on behalf of the owners Mr and Mrs T Adams by Coral Dunwell of Affinity Architects Ltd.

This Design and Access Statement should be read in conjunction with the accompanying drawings:

Ref: **23-01**

01: Location Plan
02: Site and Block Plan
03: Existing Plans and Elevations
04: Proposed Plans and Elevations



East Elevation



South Elevation

02 - EXISTING BUILDING

Meadow View is located in the village of Nunton, approximately three miles south of Salisbury. Otherwise known as 9 Ebbleside Villas, the three bedroom house is mainly two storey with a gable ended pitched roof. The east elevation includes a single storey kitchen area with pitched roof to the south and utility area with flat roof to the north. The front elevation is south facing, with a north facing garden to the rear. The north elevation includes a uPVC conservatory with red brick dwarf wall.

The existing pitched roofs are plain concrete tiles, with a felt flat roof over the utility room. The external walls are rendered and include red brick soldier courses above the windows, tiled corbel detail to the eaves and tile detail to the ventilation for the gables. A small flat roofed entrance porch is constructed in uPVC.

To the west of the main house is a single storey garage, rendered and with detail to match the house.

PLANNING HISTORY:

The following applications were granted approval:

May 2021 - Ref PL/2021/03020 - Removal of existing rear conservatory and replace with single storey flat roof extension. First floor extended over existing side single storey extension.

November 2001 - Ref S/2000/2186 - Addition of a conservatory

03 - PROPOSALS

THE NEED:

Planning permission was granted in May 2021 for a scheme that encapsulated the main intention to increase the living area and provide a garden studio. Mr and Mrs Adams have now lived in the property for a few years with their young children and have had the opportunity to refine their requirements, resulting in the new proposals which further enhance the property and allow it to function more efficiently as a modern family home.

The family would benefit from a second bathroom at first floor, a room dedicated to use as a study/work from home space, reconfiguration of the kitchen and utility space downstairs and increased living space at ground floor.



South Elevation incl single storey element to east





Single storey element on east elevation

PROPOSED ALTERATIONS:

The key changes sought to ensure the property is more suitable for the family's use include;

- reconfiguring the existing kitchen, utility and ground floor w.c. areas
- removing the existing conservatory and creating a single storey extension to the north elevation
- extending above the kitchen/utility area at first floor to provide an additional bedroom with ensuite

The existing kitchen is accessed from the hallway and leads to the utility room within which is a narrow w.c. There is currently no direct access from the kitchen to the dining/living space.

Ground Floor

The proposals look to remove the conservatory and extend along the north elevation at ground floor to provide increased living/ dining space. This addition to the house will not extend any further into the garden than the current conservatory and will span the width of the existing building. A single storey element, it will have a monopitch slate roof incorporating double glazed PPC aluminium rooflights. The external walls are to be finished in render and painted to match existing and will incorporate tiled corbel details to match exiting. The proposed sliding doors to the extension are to be double glazed PPC aluminium (colour tbc, to match rooflights).

It is proposed to relocate the kitchen to the north to allow for an open plan layout between this and the new dining area. The utility room is to be relocated to the south, with a larger w.c. accessed from the entrance hall.

The proposals include replacing the existing uPVC porch with a slightly larger masonry porch and relocating the porch door to the south elevation. The external walls of the porch are to be finished in render and painted to match existing. The existing window on the south elevation will be reduced in width to allow for the new porch.

First Floor

At first floor it is proposed to extend over the existing single storey element to the east to provide a bedroom with ensuite accommodation. This further bedroom provision will allow for the existing small bedroom above the entrance hall to be repurposed as a study/work from home space. The new first floor extension will have a double pitched roof with dormer to the south elevation and window to the north, providing a double aspect. The roof will be finished in plain concrete tiles and the gable end constructed in masonry and finished with render painted to match existing.

The ridge of the roof to the new first floor extension remains subservient to the existing and proposed velux window will be in materials to match existing. No windows are positioned on the east elevation gable to prevent overlooking. The ridge of the pitched roof dormer to the south elevation is subservient to the new extension roof. The south facing gable end of the dormer will be finished in painted render with a red brick soldier course above the window and tiled corbel details to match existing.

All new foul and rainwater drainage will be black uPVC to match existing and be connected to the existing system.

Chimney

Since they purchased the property the clients have not made use of the chimney and have no plans to do so. The preference is for the chimney to be safely removed thereby negating any requirement for maintenance in future.

Landscaping

The exising hardstanding to the north elevation will be levelled and laid to patio.

An area of the front garden is to be laid to gravel to facilitate easier maneuvering of vehicles. No changes are proposed to the parking provision.

The proposals are designed to be sympathetic and in keeping with the existing building with height and mass kept to a minimum, the use of similar materials to the existing house and the inclusion of matching design details.

The scheme presented is felt to both enhance and improve the amenity of the property to meet the needs of the owners.