Design & Access Statement

In Support of

Application for Demolition of Existing and Erection of Replacement Dwelling at Culleys Cottage, Maiden Bradley, BA12 7HP

On behalf of

Mr & Mrs A Neish

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1.0 INTRODUCTION

This Design and Access Statement is submitted in support of an application for the demolition of an existing and erection of a replacement dwelling at Culleys Cottage, a detached dwelling set on the road to Rodmead Farm a short distance to the southeast of Maiden Bradley.

A Design and Access Statement should:

a. Explain the design principles and concepts that have been applied to the proposed development;
b. Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

The matters are set out, briefly, bellow.

2.0 DESIGN PRINCIPLES AND CONCEPTS

With the proposal comprising the replacement of the existing dwelling on a similar footprint to the existing, the main design principles and concepts employed are to replace the existing substandard dwelling (which exhibits simple, vernacular proportions, detailing and materials) with a dwelling utilising the same simple architectural language but taking the opportunity to optimise the positioning of the house on the site.

The existing cottage is typical of a vernacular dwelling built of natural stone elevations and a plain tiled roof. The main range is rectangular in plan form with narrow gable ends and a pitched roof. It has been extended, historically, by the addition of a lean-to on the rear (north) elevation.

Although, originally, the building would have had appropriately detailed timber windows, these have been replaced by poor quality UPVC replacements. The building has also been rendered on the west elevation-no doubt to try to prevent the ingress of rain on the side of the building facing the prevailing wind.

The proposed dwelling echoes the characteristics of the existing cottage utilising a simple rectangular plan form but designed in a way to appear as if this has been extended incorporating both single storey (lean-to) and two storey “additive” elements. This enables much improved internal accommodation to be created whilst presenting a building with simple vernacular proportions and the appearance of a traditional dwelling that has been extended over time.

Although the replacement dwelling is slightly larger in terms of the proposed gross internal floor area (approximately 17% bigger overall), the impact of the proposed dwelling is no greater than the existing with it occupying a footprint only fractionally larger than that of the existing property, had it been extended utilising permitted development rights. These are available for single storey additions on the rear elevation of a dwelling within the Area of Outstanding Natural Beauty (AONB).

Overall, the replacement dwelling design exhibits a restrained approach, incorporating traditional detailing and utilising sympathetic natural materials. This is considered to result in a modest enhancement to the character and appearance of the area relative to the (somewhat unsatisfactory) appearance of elements of the existing property.

3.0 APPRAISAL OF THE CONTEXT

Culleys Cottage is situated in a somewhat rural location on the edge of the road running towards Rodmead Farm, a sizeable farmhouse with traditional range of outbuildings located a short distance to the south.

Although the precise origins of this farmhouse are not known, it is believed it has been there, and evolved, over several hundred years.

It is likely that Culleys Cottage was built, originally, as a pair of semi-detached farm workers cottages. Over the years, the building was altered and extended and, more recently, made into a single dwelling.

The characteristics of the area are of predominately open countryside with large fields running down towards the downland further to the south.

Whilst the landscape exhibits a predominately “open” aspect there are extremely attractive views out form the site- particularly to the southwest. As such, the architect has taken the opportunity to rotate the position of the dwelling very slightly on the same footprint to take full advantage of this spectacular outlook.

This can be achieved whilst accommodating a dwelling of a very similar footprint within the same modest garden area.

Despite this rotation, through the use of appropriate design, good quality materials and by employing careful attention to detailing, the re-positioned and re-designed new house will sit comfortably on the site and will result in a modest enhancement to the overall character and appearance of the area including the wider AONB within which it sits.

As set out within the Covering Letter accompanying this application, the proposal has been worked up in full knowledge of relevant planning policies and in particular:

- Saved Policy H30 of the Salisbury District Plan
- Policy 50 of the Wiltshire Core Strategy
- Policy 51 of the Wiltshire Core Strategy

The Covering Letter explains how the relevant considerations of these policies which relate to replacement dwellings, preservation of the natural environment and the safeguarding of ecology have been taken into account within the design of the new dwelling.

With respect to (vehicular) access, the existing property is served by a consolidated access to a drive to the rear suitable for accommodating at least three cars.

The proposed replacement dwelling will retain this access and parking arrangement such that these matters are not altered as a result of the proposal.

With respect to the access requirements set out within the building regulations, whilst these will be addressed through that process, the construction of a new dwelling provides the opportunity for the dwelling to be fully accessible whereas the existing is constructed on a number of different levels (including different levels on the ground floor) with small winding staircases making it unsuitable for modern and fully accessible living. The new house also incorporates a lift making it suitable for the occupation by the applicants for many years to come.

4.0 CONCLUSION

The proposed replacement dwelling is modest in scale and carefully designed to reflect the design of the existing cottage. It is entirely suitable for this location. As such, this is fully compliant with relevant development plan policies and advice contained within the National Planning Policy Framework.