Kitchen Extension and Garden Room
No. 27 Elm Grove Rd, Salisbury SP1 1JW

13 June 2023

Design & Access Statement

The Site, Existing Buildings and Context:



No.s 25 & 27 Elm Grove Rd. No.27 is to the right of the lamp post.

27 Elm Grove Road is a semi-detached house built in the early twentieth century in red brick on a corner plot at the eastern edge of the Milford Hill Conservation Area. This design and access statement relates to a proposed extension, forming a small kitchen extension with a garden room, off it and to one side, occupying an under-used corner of the garden. The existing kitchen, to which the proposed extension relates, is itself an extension to the original house and dates from c 1985.

These proposals are shown on the drawings submitted with this pre-application as follows:
MRD01-100 Site Location
MRD01-101 Existing Floor Plans
MRD01-102 Existing Elevations
MRD01-103 Proposed Floor Plans
MRD01-104 Proposed Elevations

The applicant is aware of an earlier planning consent, ref **17/09020/FUL**, for an alternative garden room of similar size, also designed as an extension to the existing kitchen. Although that design was never built, the consent also covered a new garage which was. The current submission has been revised to reduce the intrusion of the garden room extension into the heart of the garden.

Intentions:
The house was occupied until recently by one of the owner's parents who died in 2022. The owners now intend to move into the house themselves, their requirements differing slightly to those for which the earlier consent was granted. The enclosed south facing garden is exceptional for a house of this type and the revised proposal will make less of an impact upon it. The garden wall and planting would screen the extension, as seen from the pavement on Elm Grove Road beyond, as shown in the photo on the following page.


As existing from the south, seen from the garden.


As proposed, from the same viewpoint. The left-hand pair of sliding glass doors would be the 2m extension to the kitchen, the right hand pair, behind the planting, would be the new garden room.

Materials:

The existing house is in red brick beneath an interlocking concrete tile roof. The proposed extension would be rendered beneath a flat roof. Fenestration would be in white powder coated aluminium or composite timber construction.

Access:

The proposals would have no impact on the accessibility of the house. Level access from the garden would remain and level access to the front door is also available from Elm Grove Road. The existing stair is an easy-going straight flight, wide enough to accommodate a stair lift.

Impact:

The proposed extension would be screened from public view by the garden wall which hides the ground floor of the existing house. The walled garden is of a good size, offering privacy and an invaluable amenity. The north and east elevations will not be seen from Clarendon Road. There will be no impact on the neighbours' privacy.



South elevation as existing, from the pavement on Elm Grove Rd.



25 & 27 Elm Grove Rd as existing, seen from the NE in Clarendon Rd. No.27 is furthest from the camera, to the left of the tall vent pipe.