DESIGN & ACCESS STATEMENT

Design & Access Statement

Proposed Two Storey Rear Extension and addition of Porch together with replacement Outbuilding and removal of Stables

23 Wood Street
Clyffe Pypard
Swindon
Wiltshire
SN4 7PY

For Mr & Mrs Hardman

AA.23.11

Armstrong architecture

Design and Access Statement

The following Design and Access Statement has been prepared in order to demonstrate the acceptability of the Two Storey Rear Extension and addition of Porch together with replacement Outbuilding and removal of Stables at 23 Wood Street, Clyffe Pypard, by considering the planning history of the site, the heritage and the design.

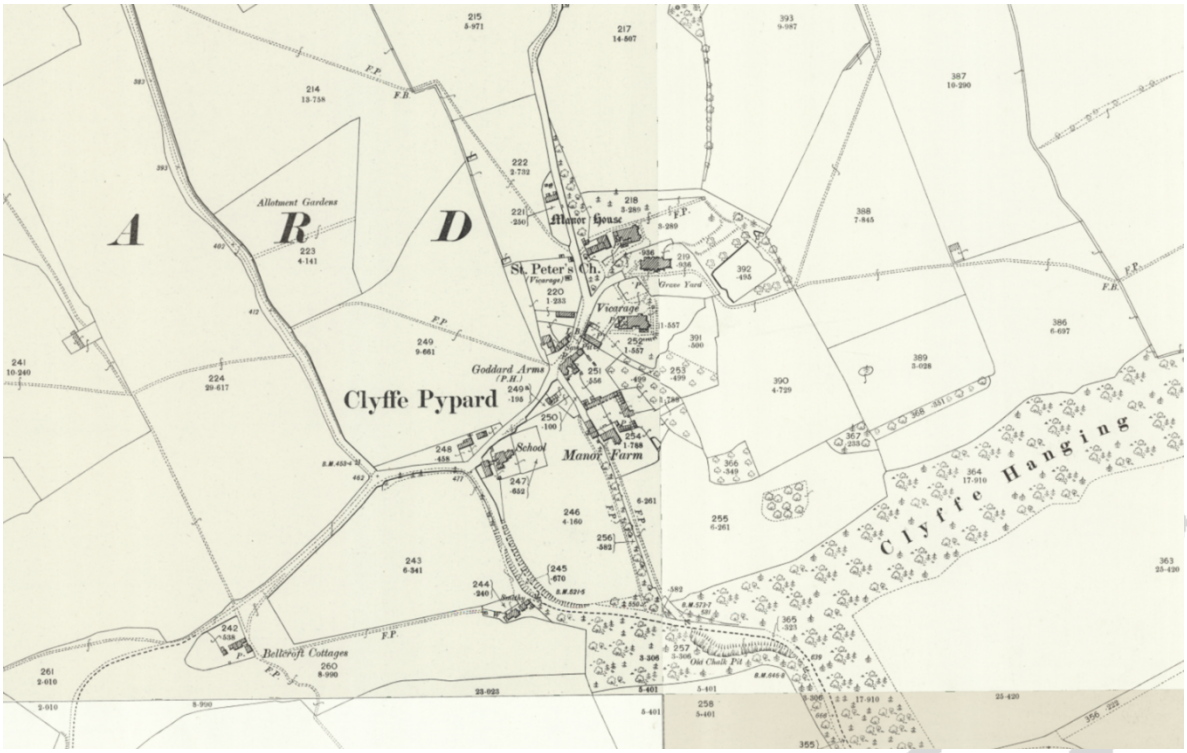
Development Process

The site in relation to this application has some previous Planning history. The below applications are recorded on the Council's records;

- 19/05473/TCA - 3 Metre Lateral Reduction to Cherry Tree and Fell 1 Sycamore - No Objection
- 15/02334/TCA - Fell 1 Poplar Tree - No Objection
- N/05/02160/TCA - Tree Felling – Approve
- N/04/02717/TCA - TREE FELLING - Approve



(Armstrong Architecture Survey Image – July 2023)



(OS 25 inch 1892-1914)

Planning Policy

The main planning policies relating to this development concern the standard of development proposed given its position within the Conservation Area.

Core Policy 57 (Ensuring high quality design and place shaping) of the Wiltshire Core Strategy requires a high standard of design together with adherence to general principles of good development.

Core Policy 58 (Ensuring the conservation of the historic environment) requires that development take place only where it can be shown to preserve or enhance the historic and visual character of the area in which it is located and to be sensitive to its character and appearance.

Use

The building is a domestic dwelling. The proposals seek to extend the property to the rear in order to allow sufficient space for the current owners to grow and continue to live in the village in which they have grown up.

The existing two bedrooms and attic room would be enhanced with an additional bedroom to the rear at First Floor level. The proposals also include an open plan Kitchen Dining arrangement on the Ground Floor, better integrating the substantial Garden with the rest of the dwelling. A Porch has been added to the front elevation which in addition to its functional use, makes a positive and high-quality contribution to the façade.

The existing portal barn to the rear of the property is proposed to be replaced with a triple bay Garage, which together with the removal of the existing Stable building greatly improves the existing parking facilities.

Amount

It is considered the proposals have little effect on the street scene of Wood Street and despite the plots exposed position, owing to the orientation of the proposals minimal impact on the wider Clyffe Pypard Conservation Area. The proposals seek a single additional bedroom to the property together with a Ground Floor open plan arrangement that not only better connects the property with its surrounds, but updates it to modern living standards ensuring its continued enjoyment and positive contribution to the village for future generations.

The proposed Garage offers a much-needed and welcome domestication of this area of the plot, being as it is sandwiched two residential properties. The proposals are considered a more appropriate design than the existing steel barn, and less imposing on the surrounding domestic properties and wider Village beyond.

Scale

Whilst large in scale, the proposals should be considered in context with both the existing elements of developed footprint to be replaced, together with the size of the existing plot and the positive contribution the proposals make towards preserving this prominent home and the wider Conservation Area.

The two-storey rear Extension utilises the footprint of the existing rear Conservatory, which combined with the Stables to be removed currently occupy some 64.7sqm. Conversely the two-storey rear Extension covers 42.7sqm. The Porch represents a 3sqm addition to the front elevation, and would therefore fall under Permitted Development Rights anyway.

The existing Barn to the rear of the plot currently occupies 58.2sqm, vs. it's proposed replacement at 69.3sqm. Great care has been taken in consideration of this increase, and having moved the structure away from the boundary together with turning the pitch orientation to slope away from the neighbouring property, it is considered that the proposals will result in a less impactful outcome than the current building in-situ.

Layout

The proposals seek to respect the proportions and layout of the existing accommodation. Existing openings have been utilised as entry points to the proposed rear additions, which in themselves are self-contained. The properties primary access will remain from the front elevation, off of which the existing reception rooms can be found, together with the primary staircase and the entry to the new Kitchen Dining Room to the rear. At First Floor level the existing bedrooms again remain unaltered, and the landing directly serves the new Master Bedroom to the rear. The stair then leads up again to the informal Second Floor.

The proposals also advocate the inclusion of an additional stair to the Basement for escape purposes.

Appearance

The form and material selection of the proposals has been carefully considered in order to reflect the local vernacular whilst offering a contrast to the host dwelling, amplifying its subserviency. The proposals follow a predominantly traditional double gable form allowing them to sit against the existing home with a natural ease. The material selection has been poured over in great detail to ensure it reflects the essence of the existing structure whilst remaining distinctive in its own right. This has been achieved through brick detailing that will match the existing structure, and the introduction of high-quality materials such as the Oak framing.

It is considered the Porch offers a great improvement to the front elevation, breaking up the existing uniformity in a sympathetic and seamless approach.

Access

The existing pedestrian and vehicular accesses to the dwelling site will remain as they are presently. The removal of the stable building will allow for addition parking and better vehicular manoeuvrability on the site. Additional parking provision will also become available through the replacement Garage.

Conclusion

The proposals reuse existing built footprint within the plot, allowing the current owners to realise the property they need in a sympathetic and high-quality design. Despite the dwelling's prominent position within the village the extension has little impact on the wider conservation area, and through careful material selection enhances both the host dwelling and the village.

The works proposed within this application represent a high standard of design and are compliant with the Council's planning policies as set out in the Wiltshire Council Local Plan.

End of Design & Access Statement

