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Design & Access Statement

29 & 31 PENNYFARTHING STREET, SALISBURY
CONVERSION OF SHOP & FLAT INTO 2 FLATS

File: 113520f101
Date: 11/09/2023

Proposal:

The existing property is a 2-storey mid terrace building. The ground floor No 31 Pennyfarthing Street, consists of a shop and the first floor No 29 Pennyfarthing Street, consists of a 1 bed flat.

The proposal is to convert the ground floor Shop (No.31) into a 1 bed flat and carry out alterations to No.29 the existing first floor flat to covert it from a 1 bed to a 2-bedroom flat.

The existing building dates back to the C19 as was originally a pair if terrace houses according to mapping data from 1875.

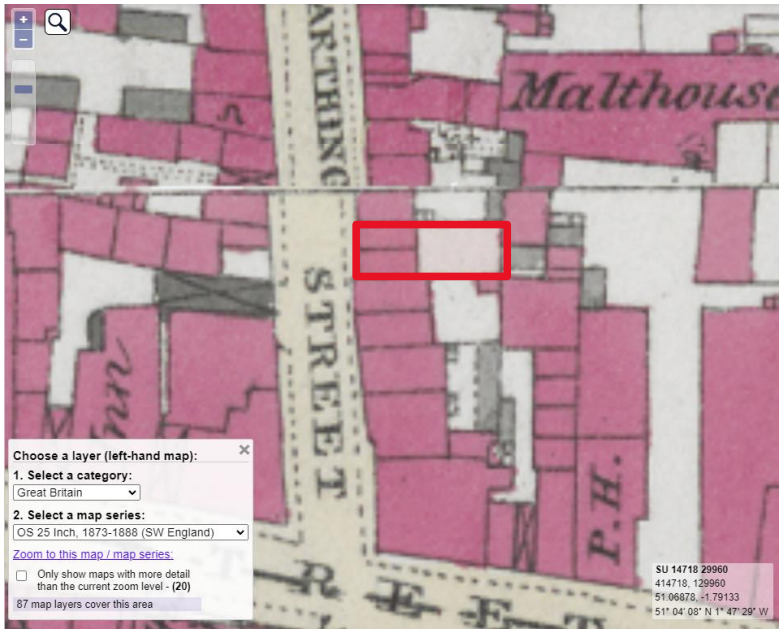


Fig.1 Map from 1875 from National Library Scotland

At around the turn of the C20 the building was altered into a shop with accommodation provided at first floor. Evidence of the original fireplaces within the original buildings format of 2 terrace houses still exists, although the alterations have over time removed many of these features from the current shop and flat arrangement.



Fig.2 Front Elevation of Shop & Flat.

The applicant who owns both properties has struggled to find tenants for the shop since the COVID pandemic. The shop has been advertised to let since June 2022 with no success, with lack of footfall in this location being stated as the main reason for previous tenants leaving. Evidence has been provided of this by the letting agent included int the appendix. The first floor flat is in need of modernisation and improvements being made to its thermal efficiency, to meet current standards for rental. Presently, there are no tenants in the flat either. The applicant would prefer to convert the shop into a ground floor flat and modernise the internal arrangement to create 2 flats suitable for modern living and reduce their carbon footprint.

At an early stage a planning pre-application was submitted to Wiltshire Council Planning department to establish whether the principal of converting the shop into a flat would be acceptable. The pre-app stated that it was indeed acceptable in principle subject to seeing the detail. As the shop and flat are within the conservation area it was a preferred option to find a way to accomplish this while retaining the character of the original shop front within the street scene. We have taken on this advice and devised a scheme to preserve elements of the original shop frontage and layout, to retain this feature. The existing shopfront is in a poor condition, especially the windows, and we have proposed an alteration to not only improve the fabric, but also make the conversion of the shop into a residential flat feasible.

Design:

The proposal creates a 1 bed 42m2 flat on the ground floor and a 2 bed 53m2 flat at first floor.

Both the flats are accessed from the street via a door which opens into the communal passageway, retaining the current flat entrance doorway. The existing door is to be replaced with a new door in a style better suited to the character of the original building.

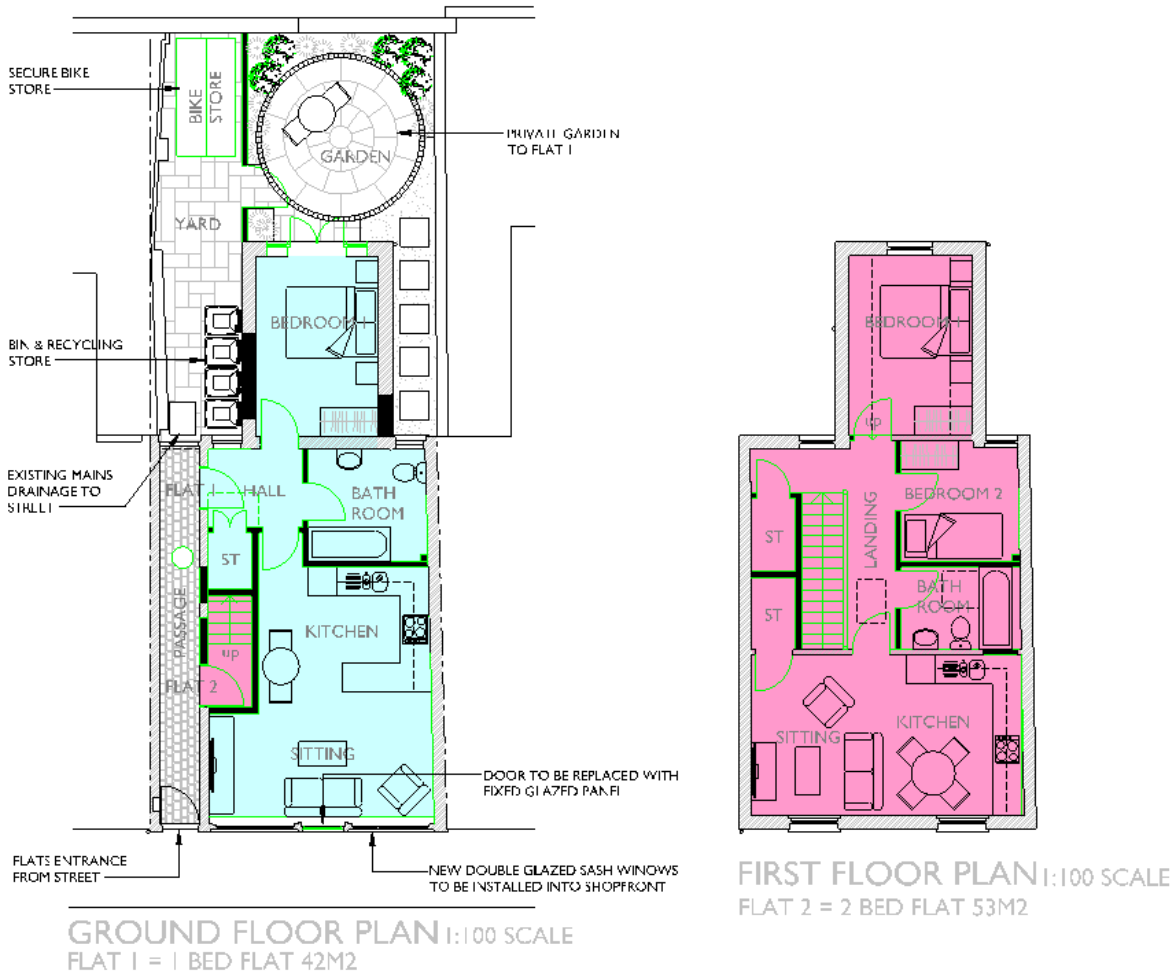


Fig.3 New Flat Floorplans.

The passageway leads to a communal yard which provides room for secure cycle storage and provision for the storage of bins and recycling.

The ground floor flat has a private garden which can be accessed from the yard or from the bedroom. The living space is located within what was the shop creating an open plan kitchen living space, which is repeated in the flat above. This located the bedrooms and bathrooms at the rear of the property above one another, to reduce noise nuisance between the spaces in both flats. It also locates the bedrooms at the rear away from the street frontage and traffic, although traffic in this small residential street is low, with all the other properties in the street having living rooms and bedrooms facing it.

The windows on the street frontage are to be replaced. The shop windows are in a poor state and need to be replaced. The large fixed single glazing is not suitable or safe for residential purposes, given that we need thermal glazing, safety glass and the ability to open the windows for ventilation. To meet these requirements, it is proposed to replace the fixed glazed panels with new double glazed sash windows with matching side lights. This matches the common use of sash windows within the street and provides a safe mechanism for ventilation and opening that will not impede pedestrians using the public footpath outside. The shop door is to be replaced by a fixed glazed panel to match in with the new sash windows.

The large area of glazing on the original shopfront will need to be provided with some solar control to prevent the living kitchen space from overheating. This is proposed to be controlled by the installation of awnings above the windows on the shopfront, providing the required control by using a traditional shopfront feature.

The first-floor windows are also to be replaced as these do not meet the standard for means of escape under building control fire safety guidance. Replacement double glazed UPVC units are proposed but in a more and traditional looking UPVC sash window system.



Fig.4 Proposed Street Elevation

During the buildings past the chimneys serving the property have been removed and capped just above the roof slope. This causes water ingress into the building, and it is proposed to remove these protrusions and reinstate the roof covering and better flashings into the neighbouring stacks.

The existing shop and flat are connected to the existing mains drainage system, and this is to remain the case utilising these existing connections. There is currently one WC in the shop and one WC in the flat, therefore there is not proposed increase in this provision.

The existing rear courtyard is paved entirely with concrete and the level of this is higher than the floor level of the house. It is proposed to remove the concrete and reduce the levels to 150mm below existing DPC. The concrete is to be replaced with permeable paving and landscaping to reduce the surface water runoff from the site.

Neighbour Amenity:

The scheme proposes no extensions therefore overshadowing or overlooking issues will not occur. The existing flat and new ground floor flat will see residential units neighbouring one another and sound proofing will be improved in accordance with building regulations.

Transport:

As a sustainable location Salisbury has good access to public transport and as such does not promote or require parking for residential units within the city centre. Provision has been made for the inclusion of secure cycle storage within this scheme.

Flood Risk:

The location of the site has been assessed against Environment Agency data and it is not within a floor risk zone, see appendix for details.

Access:

Access to the flats will be via the existing entrance doorway and current stepped approach. It has not been possible in this scheme, given the requirements to retain the existing shop front for heritage reasons, to amend the current building to facilitate better access arrangements. The ground floor flat will have an accessible WC within the entrance level.

End.

Appendix.

1. Letting Agents Letter.
2. Environment Agency Flood Risk Analysis.

Jordan & Mason

Our ref: JM/00001466
08 September 2023

Favonius Architects
Wyndham House
65 The Close
Salisbury
SP1 2EN

Dear Stuart

Re: 31 Pennyfarthing Street, Salisbury, Wiltshire, SP1 1HJ

Jordan and Mason have tried to let the above property since June 2022 with no success- there has been little interest at all sadly.

Yours sincerely

Mark Heasman
Lettings Manager

JORDAN & MASON

mh@jordanshomes.co.uk

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**414712/129975**	**7 Sep 2023 12:44**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

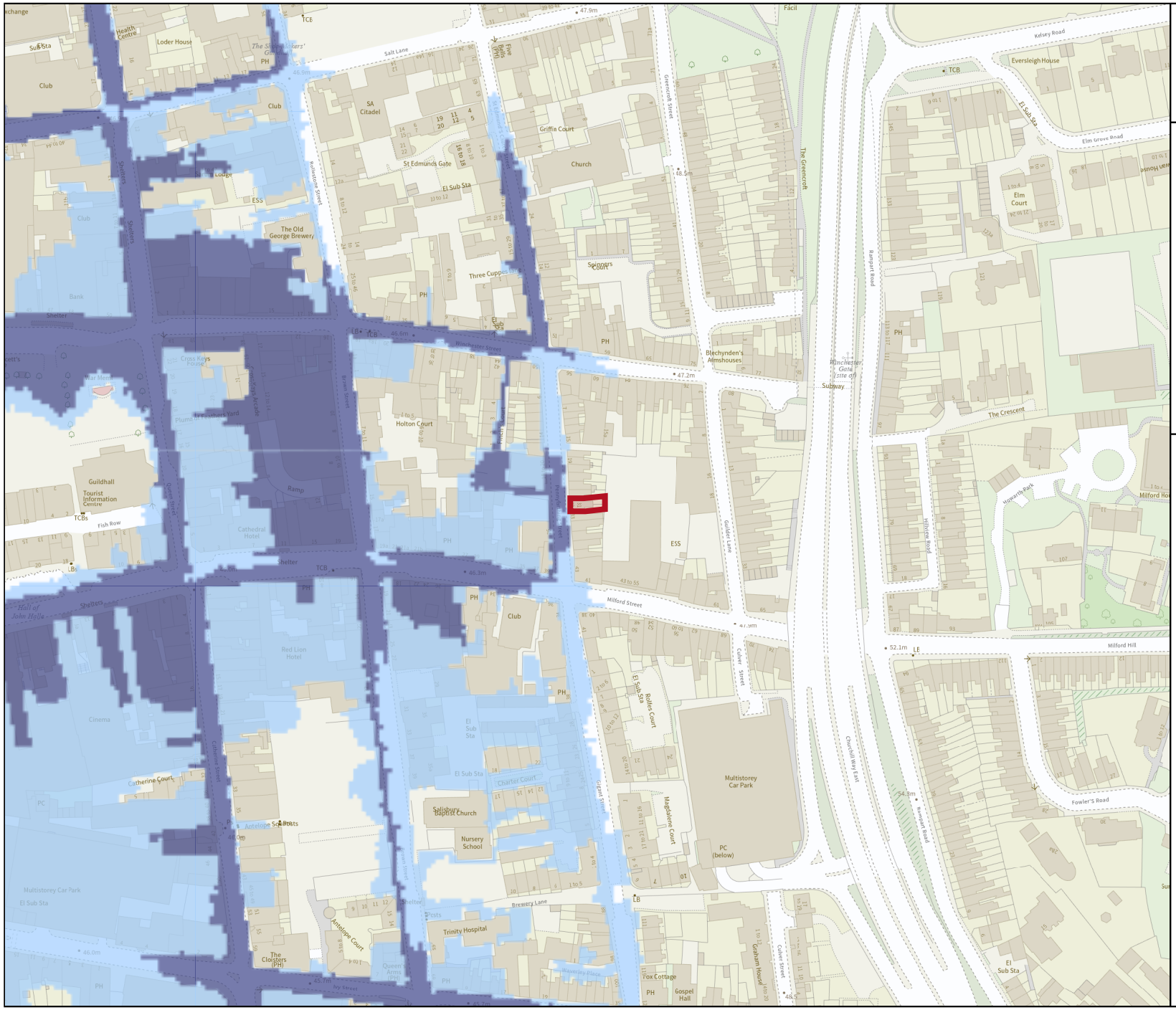
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
414712/129975

Scale
1:2500

Created
7 Sep 2023 12:44

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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