93 STAVERTON

DESIGN & PLANNING STATEMENT

INTRODUCTION

This statement is to provide further supporting information in relation to the application for Planning Permission for the alteration and extension of 93 Staverton, Trowbridge, Wiltshire BA14 6PB.

DESCRIPTION – AS EXISTING

93 Staverton is a simple, modern four-bedroom house set over ground and first floor levels. The house is very modest in terms of its architectural merit and does not enhance the local built environment.





Figs. 1 & 2 East and West Elevations.

The accommodation at ground floor level consists of an open plan kitchen/dining area, entrance hall, WC and living room. At first floor level there is a landing, four bedrooms, a bathroom, and a large airing cupboard. The elevations are finished with cement-based render with reconstituted stone quoins to the east elevation. The windows and doors are uPVC, double glazed units and there are two timber clad porches above the front and back entrance doors. The main roof and the roofs to the porches and bay window are finished with concrete roof tiles. Rainwater goods are also uPVC.

Externally there are both front and rear gardens planted with an assortment of trees and shrubs. There is a patio area to the rear of the house, giving onto a lawn. Parking is provided in a separate shared parking area located behind the house to the north west.





Figs. 3 & 4 North and South Elevations.

DESCRIPTION – AS PROPOSED

The proposals include for extending the house to both the east (front) and the west (rear) as well as making various internal and external alterations to the existing building.

The extension to the west consists of a two-storey structure to create an enlarged kitchen/dining room at ground floor level with a main bedroom at first floor level, including a dressing room and ensuite bathroom. Bi-folding doors would provide access to a patio at ground floor level, with a picture window and Juliet balcony at first floor level giving views down the garden. Windows to the north and south elevations increase natural light to the kitchen/dining areas.

The increased space provided by the extension allows for internal alterations to the existing layout at ground floor level to provide an additional living area, a cloak room, and a new study area. At first floor level, the landing has been elongated to provide access to the new main bedroom, creating a

smaller single bedroom/study from Bedroom 4. The airing cupboard has also been incorporated into Bedroom 3 to create a larger bedroom. Two new windows are provided at first floor level to the north and south elevations to provide natural light/ventilation to the new Study and Bedroom 2. Two new windows would also be provided at ground floor level to increase natural light to the new living and study areas.



Fig. 5 West elevation as proposed.

The extension to the east replaces the existing offset bay window to the living room and consists of a lean-to single-storey extension providing a shower room, larger living room and a bin store. The existing single window to the WC would be moved to the south elevation and new sliding doors provide access from the living room to the front garden. A timber door to match the cladding would provide access to the bin store, which would also house the gas and electrical meters.

Other improvements include enlarging the window to Bedroom 3 to match Bedroom 1 and replacement of the existing roof coverings, rainwater goods, windows and doors. The front and rear porches would be removed and the property would also be re-rendered and painted.

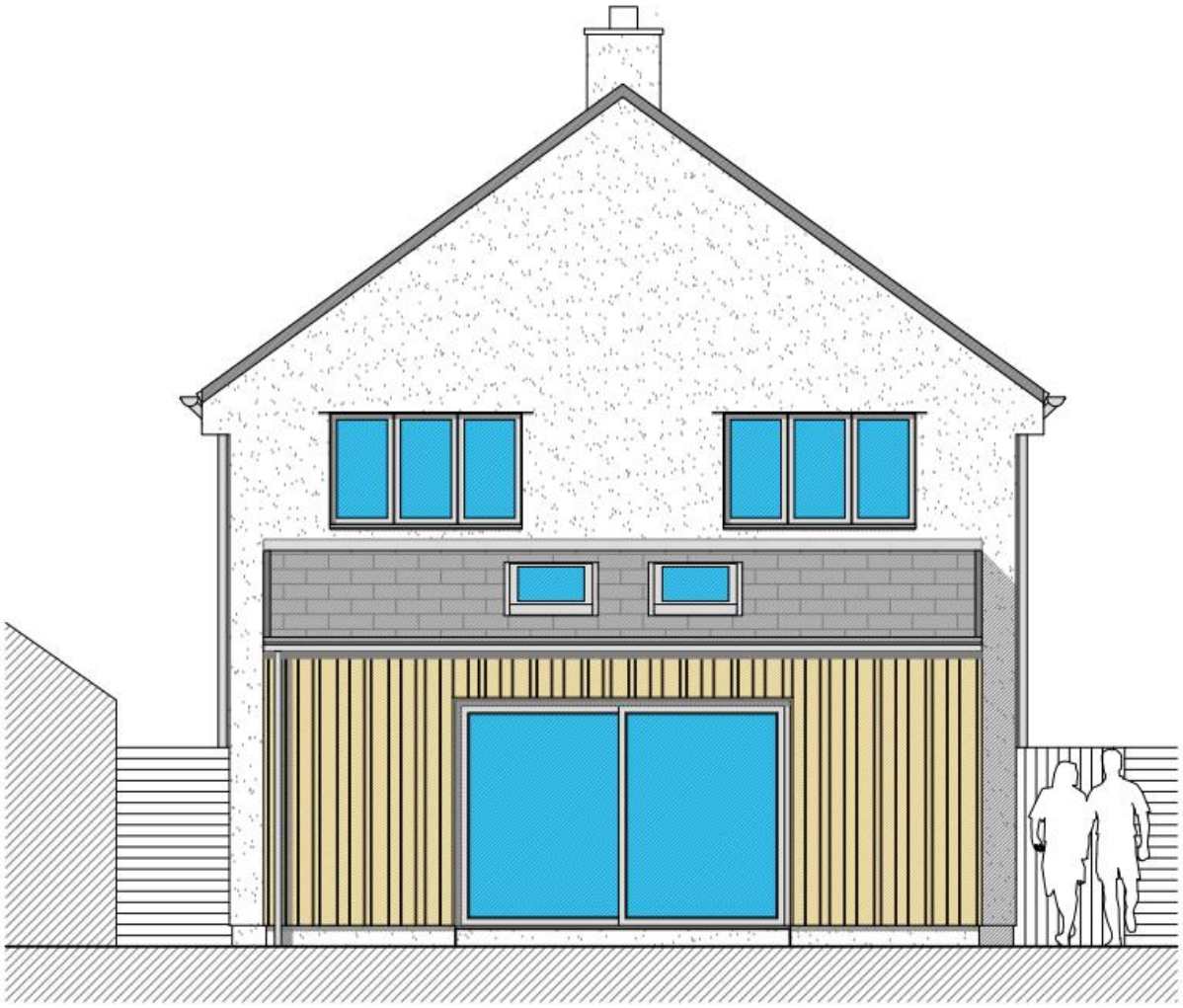


Fig. 6 East elevation as proposed.

DESIGN AND MATERIALS

The surrounding buildings within Staverton represent a mixture of styles and ages from postwar terraced housing, detached period cottages, vernacular agricultural buildings, a Grade II listed Wesleyan chapel (HE ref. 1021874), modern housing developments and a commercial factory building. Other than a general use of local stone for the more historic properties, it could be argued that there is no defining architectural style or palette of materials within the immediate area. Indeed, the modern housing developments to the south incorporate a range of modern materials including cement renders and brickwork.

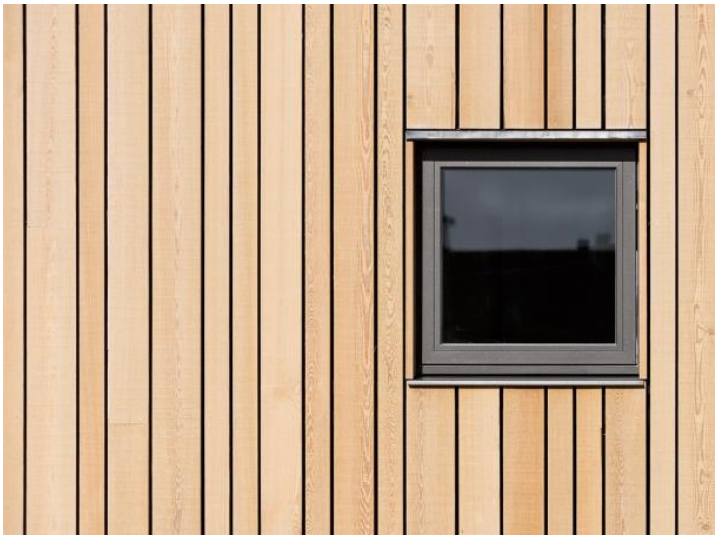
The proposed design allows for high quality, natural materials that would improve the overall appearance of the existing building and bring the constituent elements together. Materials include random width, vertical timber cladding and cement renders for the elevations, aluminium-framed,

double glazed windows and doors, fibre cement slate roof coverings with powder coated dry verge systems, natural zinc gutters and downpipes and aluminium-framed, double glazed roof lights.













Figs 7, 8, 9, 10, 11 & 12 – Fibre cement slates; integrated photovoltaic panels; Velfac front door with glazed side lights; vertical timber cladding; aluminium-framed windows; natural zinc rainwater goods.

The use of natural timber cladding has become a widely used material in recent years, including in Conservation Areas and the adjacent World Heritage City of Bath. It is arguably a more cost effective, sustainable and better-quality choice of cladding material than a cement-based render.

VOLUME & SYMMETRY

The existing volume of the building is approximately 423m^3. The proposals increase the volume of the house to 695m^3, which represents an increase of approximately 65 per cent.

Clearly the extensions represent a substantial increase in the overall volume of the building. However, in order to lessen the impact on the existing building and ensure they remain subservient to it, the walls of the extensions have been set back in accordance with good practice. Similarly, the pitch of the roof to the west extension matches the pitch of the existing roof and the ridge line is set lower down. Furthermore, the east extension is a modest single storey extension that will enhance rather than detract from the street scene by improving the symmetry of the building.

SUSTAINABILITY

The proposed extensions include for roof and wall thicknesses that would exceed the minimum u-values currently required by Building Control and help minimise heat loss from the existing building. The replacement of the existing windows and doors would also help improve the thermal performance of the building.

Timber cladding is a sustainable form of building material that will weather naturally over time and require minimal levels of ongoing maintenance.

The design allows to maximise natural daylight with the provision of generous windows and roof lights and provides for integrated solar photovoltaic panels on the south roof pitch of the west extension. The solar gain from the west elevation will help warm the house naturally during the winter months and can be mitigated in summer with internal blinds.

The proposals require the removal of two small trees - a bay tree and an elder (T1 and T2). Two new native trees will be planted in the garden to offset this loss and enhance biodiversity.

PLANNING

The property does not fall within a Conservation Area or Area of Outstanding Natural Beauty (AONB). It is adjacent to but falls outside of the Greenbelt. There are also no TPOs within the property's garden.

The proposals have been designed in accordance with good practice and the West Wiltshire Design Guide Householder Alterations and Extensions SPG 2004.

The proposals are in accordance with the NPPF and Core Policy 57 of the Wiltshire Core Strategy – Ensuring High Quality Design and Place Shaping.

PARKING & ACCESS

The parking and access arrangements will remain as existing and are unaffected by the proposed development.

CONCLUSION

The proposed extensions and alterations represent an opportunity to improve our client's building both in terms of its aesthetic appeal and sustainability. The design incorporates high quality, natural materials that will enhance the built environment within this part of Staverton and Wiltshire more widely. The proposals are in accordance with both local and national planning policy, and we therefore humbly ask that Planning Permission is granted.

Prepared by HEW Smith BA (Hons) PG Dip. Surv MA MRICS
Tel. 07815 779080