DESIGN & ACCESS STATEMENT

Proposed extensions, alterations, conversion into 2 dwellings

at

209 High Street, Burbage, Marlborough, Wiltshire

This statement is to be read in conjunction with the attached proposal drawings



Figure 1 - 209 High Street Burbage

1. Project Brief

Proposed extensions, alterations, conversion into 2 dwellings.

2. The Existing Property

209 High Street Burbage was originally constructed between 1950 & 1970.

The two-storey dwelling is situated just off the high street, it also benefits from its own car parking spaces. There is also a communal parking area outside of the property. The dwelling has both a front and rear garden.

The site is located within the North Wessex Down Area of Outstanding Natural Beauty.

3. Relevant Planning History & Related Planning Application

Previous planning applications at 209 High Street:

- Planning Application: K/21071 – 'Erection of replacement porch' - APPROVED
- Planning Application: K/42646 – 'Erection of a two-storey extension and double garage re-submission garage re-submission of K/41833 - APPROVED
- Planning Application:21/02309/FUL – Partial first floor and part 2-storey rear extension - APPROVED

4. Design

It is proposed that the side extension will provide an open plan living area and with the staircase leading up to the 2 bedrooms and family bathroom. Both properties provide the same first floor rooms.

The access to the additional dwelling will be formed by a front door situated in the side elevation.

The existing dwelling benefits from a rear extension which allows for a kitchen to be situated in place of the existing lounge, this will also have a back door which provides access to the new proposed car parking spaces.

One new car parking area would be situated at the end of the separated gardens and the other would be situated just along from the current spaces. Both new parking areas will also provide an EV charging point. We have allowed for between 6m and 7.5m from the back of the cars to allow for the turning of vehicles. This follows pre-application advice.

Within the design we have also showed refuse storage and an area in which bicycles can be stored. This follows pre-application advice.

A sustainable drainage system has suitably been designed to cater for both sewerage and rainwater run-off. This follows pre-application advice.

5. Impact

As the footprint of the application follows the previously approved application the impact has already been deemed as minimal. There will be no detrimental effect on the local area by accepting this proposal.

The application is in keeping with the local area.

6. Images & Figures



Figure 1: Existing Rear Elevation



Figure 2: Existing Side Elevation



Figure 3: Fence line where the proposed new car parking spaces will be.