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INTRODUCTION

SITE ANALYSIS

0 Observations
Setting
Topographical

CONCEPTUAL DESIGN

1A Ideas
1B Sketch Layouts (Feasibility)
1C Options Appraisal
1D Preferred Option

DESIGN DEVELOPMENT

2A Planning Application – REVISION 1

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INTRODUCTION

We were initially approached by Ilse and Rory to design a new home for their growing family on the site of their parents house in Stratford-Sub-Castle. Over time we have worked with them, their parents and the local authority to develop a new strategy that is more befitting in terms of scale. Rather than a new build dwelling we have developed an option to rework their parents existing home and extend over the existing garage.

After a lot of deliberation and having looked in detail at options we are now proposing that the shared / extended family space needed is provided in the simple form of an extension over the existing garage.

Proposals look to enhance the existing dwelling by providing enlarged reception spaces and a new layout. Future proofing the home to accommodate three generations with a space that can be readily adapted to suit changing need. Put simply this involves minor alterations of the ground floor and reconfiguring space upstairs to provide a bedroom with en-suite above.

This report identifies the various factors that have shaped the design of the proposals.

This planning application was adjusted following feedback and consultation with the local authority through the pre-application process. A radical reduction in the scale of aspirations from the clients has been agreed to secure amenity and in order to fit in better with setting.



Proposed view of Kingsbridge Mead from road.

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OBSERVATIONS

With each project **SCRACE** ARCHITECTS carry out a contextual analysis of the specific site. This helps the team get a feeling for the site in question and an appreciation for the local area. Collated data is subsequently employed to derive and direct the conceptual development of proposals.

STRATFORD-SUB-CASTLE

Kingsbridge Mead is situated along Stratford Road, sitting just outside of the Conservation Area in Stratford-sub-Castle. The proposed plot sits on the S-bend of Stratford and is set back from the road with private parking at the front of the existing property and a large garden to side and rear.

Properties along Stratford Road consist of an eclectic mix of dwellings. Most of these houses have been built in and around the 1970's, 80's and 90's mainly using stock brickwork and reflect a suburban style.

Many homes in the area have been extended to make the most of their own space with a few new developments cropping up throughout Stratford-sub-Castle.







View to front on site of Kingsbridge Mead.



View to rear of Kingsbridge Mead site.

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Kingsbridge Mead is a five-bedroom property. Tile hung and timber clad, this traditional style house can be seen from the corner of Stratford-sub-Castle. Faced with a dark red brick which ties in with the neighbouring wall.

INITIAL CONSULTATION

Initial observations of this scheme highlighted what might need to change in order to facilitate a permission. The Planning Office was correct to identify that previous proposals which incorporated a new build dwelling were fairly cramped and could result in potential loss of amenity.

Changes since the original pre-application have been significant and the scheme is now better and more appropriate in scale and design for the plot and site location. This is reflected in the latest feedback received from the planning team:

Overall, the proposed is an improvement to that of the previous pre-application submission.



Approach view of Kingsbridge Mead



Rear view of Kingsbridge Mead

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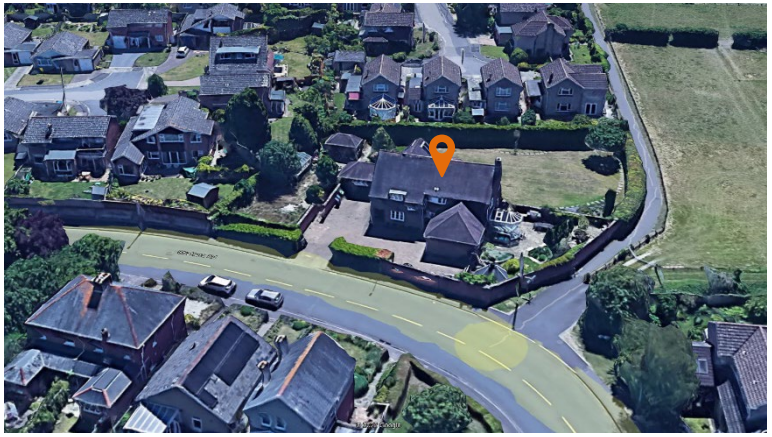
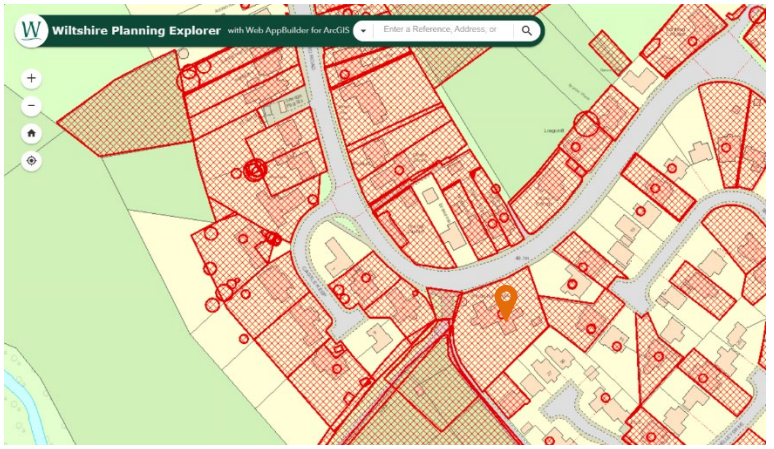
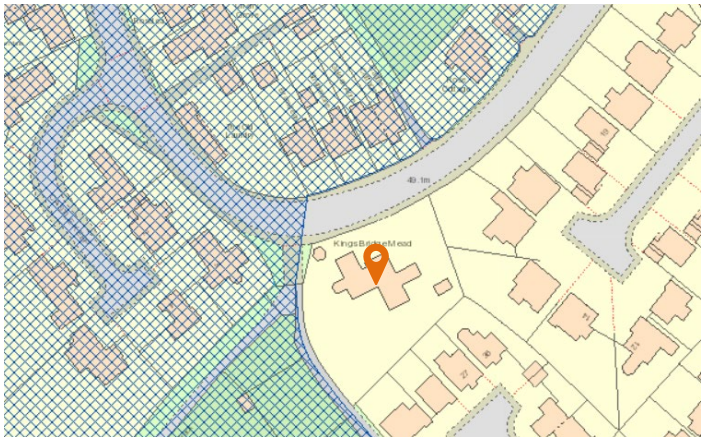
Stratford-sub-Castle on the fringes of Salisbury has always been a quiet and sought-after location in the local area.

Opposite is The Old Laundry listed building which in 15/01956/FUL has undergone renovation work whilst other houses opposite the proposed site such as Strathmore, Golden Acre and Castle Cottage have all had extensions within the Conservation Area in recent years.

The Development Plan consists of the Wiltshire Core Strategy (WCS). The WCS was adopted in January 2015. The application site is covered by the Special Landscape Area designations on the WCS Policies Map but there are no other designations (national or local). Consideration has been made to context through a surveyed analysis of setting impact. These investigations have helped shape and moderate the design.







Imagery courtesy of Google © 2023 and Wiltshire Planning Explorer showing Conservation Area and Planning Applications in the surrounding area.

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IDEAS

With each project **SCRACE** ARCHITECTS take time to listen to our clients and to establish exactly what they want and how to realise the best out of their property. The scale and type of proposals are balanced with the level of investment required.

When looking to provide our clients with a new extension we took time to reflect on its character, form and function. The following ideas influenced the design of the current proposals…



Sunshine (Natural Light)

Entertaining (Kitchen/Dining Room)



Flexibility / Modern Life



Family Life



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The core ambition of the new scheme is to create a modern living space enables two families and three generations of potentially living together. Placing this accommodation closer to the existing dwelling and to the front of the building limits impact on adjacent neighbouring properties.

A three-dimensional model was prepared to investigate the opportunities for the shaping of proposals. Proposals have been scaled, shaped and hewn to fit sensibly within context (Core 57).

The proposed extension to **Kingsbridge Mead** has been designed to facilitate a home more befitting of modern living for the family's needs. Some of the potential improvements are highlighted below. Proposals will:

- Improve usability of space for family
- Improve thermal performance to the garage, better airtightness and insulation.
- Improve external appearance

ACCESSIBILITY / LAYOUT

As part of the refurbishment, proposals aim to improve the external appearance as well as the usability and functionality for the future of the house. The design has been geared to future-proof the dwelling as a home readily adapted for both young and elderly relatives.

NATURAL LIGHT

The use of a variety of openings and roof lights allows for plenty of natural light to enter the property and connects the space internally with the views to the West. Rooflights and dormers have been added to create a more comfortable space with much more natural light entering the bedroom. Improving the quality of light upstairs in the new extension was at the forefront of the design. The feature window to the front of the gable also allows plenty of natural light to enter both the ground and first floor as well as a view that connects the building and its occupants to context.



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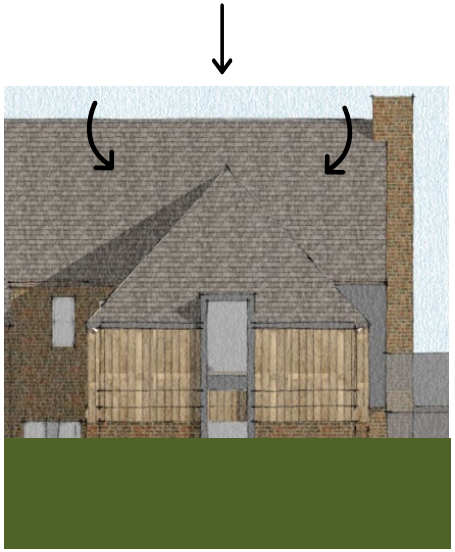
As previously noted, **SCRACE** ARCHITECTS have reviewed the previously submitted proposals and adjusted the design to better address the feedback received. This new proposal aims to give Ilse and family the home that they desire whilst responding to local authority advice and by fitting in with the local surrounding environment.

MITIGATING IMPACT

Whilst the proposed accommodation is two storeys, the impact of the extensions has been mitigated by their reduced eaves height. The introduction of 1 ½ storey front extension, not two storeys, ensures that the new proposal sits well within context without impacting on view, environment or amenity.

Following pre-app consultation further adjustments have been made to the gable, the reduction in scale to form a hipped design has resulted in the eaves being set down across the gabled plan to offer a more sympathetic resolution than previously shown. The ridge height of the proposed front hipped extension is lower than the existing main building is to reduce impact from, the street view (see Figure 1a and 1b).





Existing view of Kingsbridge Mead site from road out of Salisbury.



Existing view of Kingsbridge Mead site from road towards Salisbury.

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New drivers for the design resulting from this new approach have been both the views in and out of the site. In developing the design, consideration has been given to the approach to the property and views of the surrounding neighbours and those of the neighborhood.

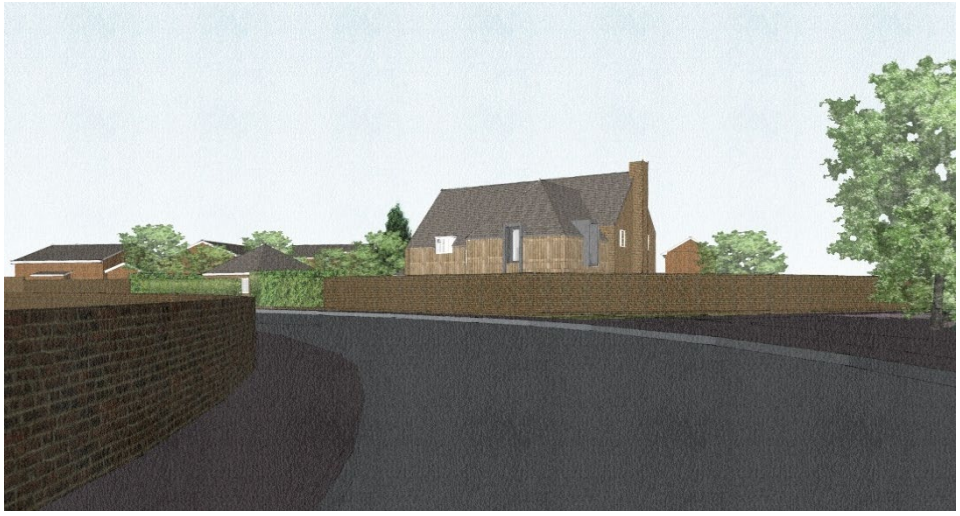
Just as these openings are restricted in aspect, they also offer opportunities to optimise a connection with the surroundings. Changes have been made to ensure and manage the scale of the proposed design and the proportionate scale of openings. Views out have been limited to ameliorate any potential overlooking.



Existing views out



Proposed sketch view of Kingsbridge Mead in context with neighbouring



Proposed sketch view of Kingsbridge Mead on S-Bend

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The external material palette of the existing building is limited. Proposals mimic the surrounding area to be in keeping. Where possible, modern details will be incorporated, but these will all be geared to tying in and reflecting elements of the local vernacular (NPPF Section 7 Requiring good design). Material choices have been chosen to limit any difference in appearance to the surrounding area. Using natural materials and tones will help ensure that the proposal blends into its setting. Following feedback these have been simplified and standardised further to ensure uniformity in design:

Conservation Officer comment.
The use of timber boarding may be possible, depending on the character of finish intended - traditional weatherboard would be out of place on such a large roadside building in the CA, but a designed finish may work - PSE boards, for instance, or shingles, or otherwise clay tiles (better than the existing) would be another option.

The subtle use of timber cladding will enhance the design and create interesting features on an already impressive home. By using materials that match the existing retain a traditional charm whilst modern cladding and features also give a modern edge.

Proposed Materials:

Walls	Traditional brick blend to match existing
	British Sweet Chestnut, Douglas Fir PSE Boards acceptable equivalent
Roof (other)	Clay tiles to match existing
Windows	Aluminium / Timber
Rainwater	Aluminium / UPVC






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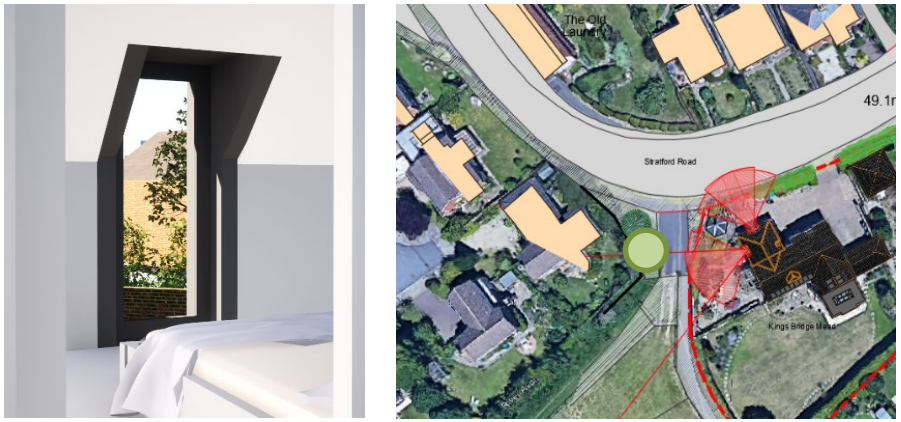
Pre-application advice sought by our client independently of the practice identified Core Strategy policies 1, 2, 20, 57,58. These policies outline design, landscape, and place shaping. Through the pre-application and consultation it is evident that designs would benefit from being reduced in scale.

The planning application has been designed and developed to meet current policy. Proposals are now suitable and will respect the local vernacular and enhance the appearance of the local setting.

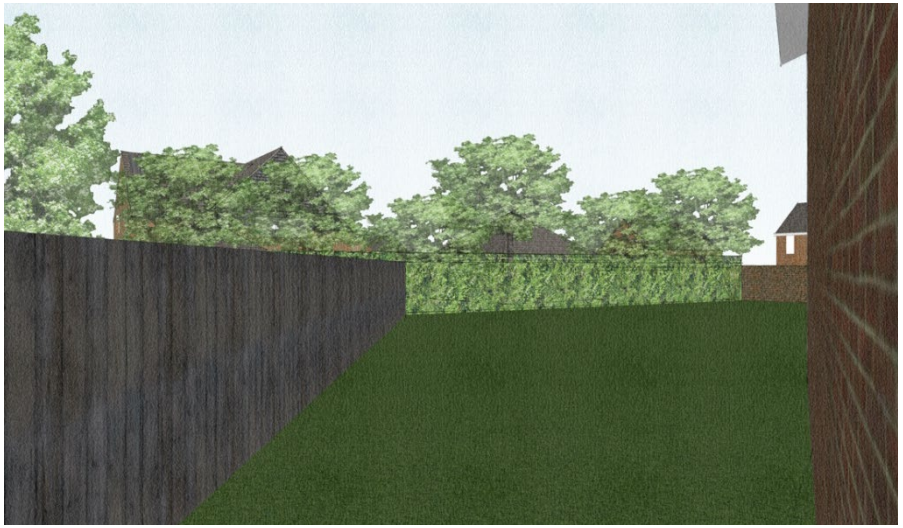
The proposed extension to the north front is certainly substantial and would be more prominent in the streetscene than most of its modern neighbours. This is probably more of a CP57 and 'good design' consideration than a significant heritage impact.

Where changes have been made to reduce the impact of design on setting, their impact environemtnally has been reduced. New proposals improve the character of the existing house and also improve performance to make it more sustainable and more suitable.

In making provision for the future proofing of the space for elderly residents as well as a young family the dwelling its use is more sustainable. Providing high quality accommodation within the village and allowing the family to thrive and support one another should be supported.



Proposed views out



Sketch view of Kingsbridge Mead from neighbouring properties to show lack of impact

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Initial review with an Approved Building Regulation inspector has ensured that the best construction methods and thermal standards will be met. (Core 43). The new design and thermal and sustainable improvements will ensure a better quality of life for our clients and future inhabitants. (NPPF Para 117 & 124)

BIODIVERSITY

Despite the proposed new garage sited within 300 meters of a SSSI (Site of Special Scientific Interest), it does not fall within an area identified as having particular sensitivities according to The SSSI Impact Risk Zones (IRZs) GIS tool/dataset. Additionally, since the development consists of a single dwelling rather than a larger-scale development, it is less likely to have potential adverse impacts. Further assessments will be carried out in line with recommendations.

ARCHAEOLOGY

The site is located within an area of special archaeological interest, adjacent to the Scheduled Monument of the Roman Town of Sorviodunum. A desk-based assessment and potential field evaluation will be conducted to evaluate the site's archaeological potential and its impact on the development.

FLOOD RISK

The habitable accommodation is on the plot of the existing property and is refurbishment. The new garage is on neighbouring garden land. Whilst this is located in zone 2 risk is limited by use. Rainwater harvesting alongside good levels of surface water drainage are being considered and will ensure that the run off is managed (Core policy 67).





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SUMMARY

Over the course of consultation, a variety of options have been made to the design and approach of this scheme. Whilst these have been compromises on our client's behalf, we can see the benefit of some of the adjustments recommended by the Planning Team and feel the design of this scheme is stronger as a result.

Through the latest design, **SCRACE** ARCHITECTS have sought to balance the needs of our clients with those of their neighbours, the environment and Local Authority. Proposals now constitute a good level of design and architecture, improving the function, layout and visual appearance of the existing building (Para 127).

Having taken thoughts on board we trust that you will be encouraged by this new approach. The new roof is below the ridge line and has been designed to be at the correct height to ensures access either side of the stair onto the existing first floor. Using the footprint of the existing dwelling in this way allows us to limit the amount of new construction work or space needed to meet our clients' goals.

Whilst this is a departure from the original pre-app it is an evolution and presents a good solution to enable both the space desired from our client with a much-reduced impact on the site and its neighbours.

We remain open to comment but are happier that proposals ensure:

- Reduction in scale
- Removal of scale / overlooking issues with neighbours
- Modern / traditional style maintained / improved
- Timber cladding to unify new and old
- Gable-end subservient but allied with existing house

We trust that the Local Authority now recognises the promise of this proposal and sees fit to grant approval.



Sketch views of Kingsbridge Mead from front and rear



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VISION - Visual showing rear aspect of new extension



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Core Policy 1 - (Settlement Strategy) sets out the settlement strategy for Wiltshire stating development at large and small villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

We have looked at the Conversation Area Appraisal / Plan for Stratford sub castle and identified…

Core Policy 2 - (Delivery Strategy) sets out a housing requirement for Wiltshire of 42,000 homes over the Plan Period (2006 to 2026). The identified Large Villages Policy states that within the defined limits of development, there is a presumption in favour of sustainable development.

Core Policy 50 (Biodiversity) Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

Core Policy 51 (Landscape) requires development to protect, conserve and where possible enhance landscape character and to not have a harmful impact upon landscape character with any negative impacts mitigated as far as possible through sensitive design and landscape measures.

Core Policy 57 (Ensuring high quality design and place shaping) requires a high standard of design in all new developments with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Core Policy 58 (Ensuring the conservation of the historic environment) Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

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The National Planning Policy Framework (NPPF) presents a presumption in favour of sustainable development at paragraph 14. This forms the basis of a 'golden thread' running through plan making and decision taking.

Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 124 explains that good design is a key aspect of sustainable development.

Paragraph 127 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

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