SCRACE ARCHITECTS

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Development Services
Economic Development and Planning
County Hall
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Project Ref: 22_107

10 November 2023

Dear Sir/madam,

Design & Access Statement - 72 Wyndham Road, Salisbury, SP1 3AH

We write in reference to our client's proposals to remodel their property adding a kitchen extension and loft bedroom to their family home in Salisbury. Please find information for 72 Wyndham Road seeking approval for planning permission.

Over the past couple of months, we have been working with Jenny and Jonathan to develop a design that responds to both their requirements as well as the constraints of the site. This letter outlines our approach and gives an illustration of proposals for consideration.

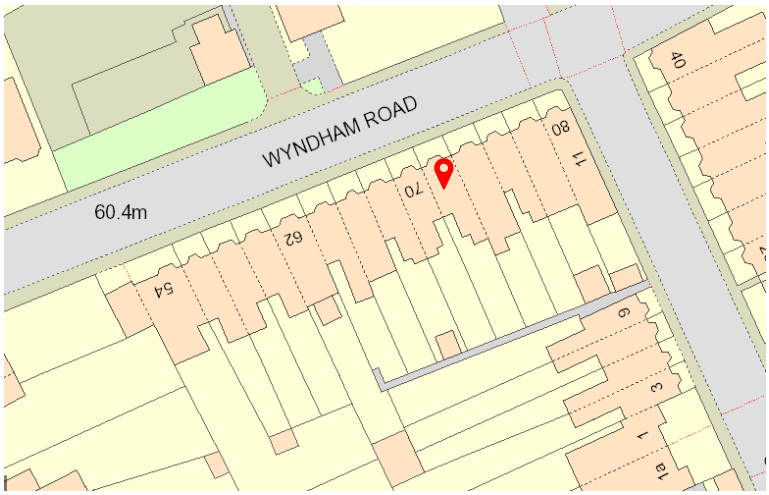
Previous permission was received for a larger roofed lantern extension. In developing design choices a number of changes have been implemented. The roof to rear and side have been simplified. Finishes to the upper levels have changed to provide a more robust but aesthetic finish.

Our clients are looking to maximise the potential of their layout and to bring the property up to modern standards. Upgrading the property with an extension to the kitchen at low level to rear and side and a loft extension to accommodate another bedroom will improve the longevity and use of the house.

Existing Property

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. The property shows no significant history on Know Your Place map..

Setting:
The property is situated along Wyndham Road, Salisbury. The terraced home sits towards the top of Wyndham Road and is set back from the road with on street parking at the front of the property. The Wiltshire Council planning map overleaf shows the location and the surrounding area of the site.



Wiltshire Planning Map - https://wiltscouncil.maps.arcgis.com



View of entrance to 72 Wyndham Road

Building:
The house is a circa 1910's terraced house of average build and design quality. The building is made of a painted brick and roofed in concrete tiles. The property is in reasonable repair but as with most properties of this era suffers from

- Poor levels of insulation
- Poor levels of airtightness



View of the rear of existing house

Design Approach

A three-dimensional model has been prepared to investigate the opportunities for the siting and shaping of proposals. Designs have been developed by looking at the orientation and mass of proposals on site.

Working from the outside in and the inside out we have created a design that ensures a practical plan to expand on layout as well as minimise impact on setting.

Changes incorporated in the latest design are as follows:

- New staircase on ground floor for a more accommodating pitch for clients
- New fire protected wall to entrance way
- New rooflight to side/rear
- Flat roof over extended kitchen area at rear.

Setting: As preservation or enhancement of the character and appearance of the streetscape is important, we have considered the effect of proposals from this perspective. Minor additions in the form of two rooflights have been added. Proposals involve the extension and refurbishment project of a Victorian terrace.

Loft

The new loft extension provides a better sized third bedroom in the new roof space. Proposals do not project beyond the plane of the existing roof slope of the principal elevation that fronts a highway.

Flat roof projects from below the ridge line of the existing roof out to the rear wall This will enable appropriate depths of insulation as well as ensuring a good ceiling height within the new loft space.

Access

The loft will be accessible from a new staircase built from the
First floor landing at the rear of the extension. All doors into existing bedroom accommodation will be upgraded to 30 minute fire doors. A 30 minute fire door will complete the fire protection shaft around this staircase.

Rear

The rear extension provides a better sized open-plan family kitchen space. The extension which infills the gable return has been designed to be subservient to the main dwelling. Roof lights added to the sloping roof and the flat roof will give natural light to enhance the spaces below.

Access

Access to the rear kitchen extension will be through the existing living area now completely opened through with new openings through the loadbearing wall of the living room and dining room to the rear of the existing property. The existing living room wall and door flanking the hallway giving access to the staircase will be upgraded to give 30 minute fire protection. Access from rear extension will be through the bi fold doors and all thresholds will be below15mm between inside and outside.



Aerial view of proposed extension



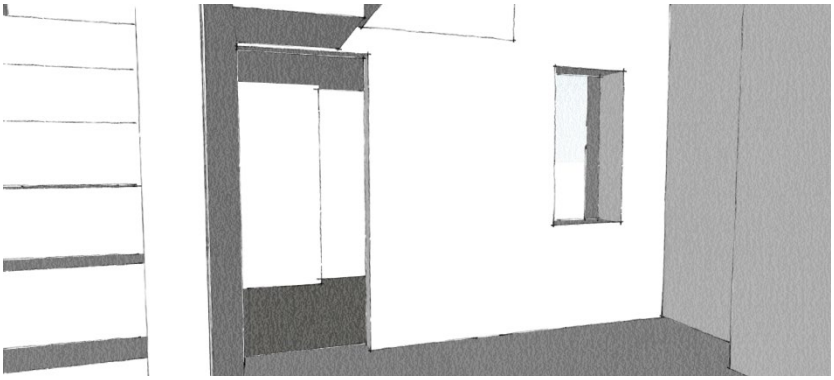
Rear proposed extension

Quality

Our aim is to produce a high-quality contemporary extension and modern loft space which respects and enhances its immediate setting. Through good design (NPPF 7) and use of materials we proposals aim to enhance the character of the original house.

Scale

The preferred design and layout has been developed to mitigate impact on neighbouring. Reducing the height of proposals along the boundary to the side of number 70.
This design accommodates all of our clients' requirements in a managed way, to enable an open-plan kitchen space and a dormer extension to the existing loft to enable an additional bedroom. Refurbishments will improve the existing layout to enable better circulation throughout the home whilst allowing more natural light through roof lights and bi-folds to the rear.





3D impressions of existing and proposed internal views

Design / Neighbouring Properties

All options presented to our clients were of a suitable scale to conform to guidelines (Core 57). However, to ensure that all parties are content the smallest one of these options has been submitted.

There is an existing step of 450mm between the properties and an existing fence / wall above this. In reviewing options, our clients have always had their neighbours in mind. Following discussions the following changes were made to the design:

- Reduction in height
- Constant eaves at gutter level to pitched roof to create less obtrusive wall
- height of 2.6 meters along boundary to No 72.

All work has been designed to be in line with party wall requirements.

Recognising that Jonathan and Jenny have enjoyed living at their property, efforts have been made to make sure that proposals to no.72 are balanced and fair to no.70. The eaves height has been kept low to respect the neighbouring property (i.e. with 2.6m from No. 70 ground level. Render is seen as the best way of improving light and finish in this area.





Boundary line between 72 and 70 Wyndham Road for proposed extension.

Material: Our aim is to deliver a high-quality family home which enhances its immediate setting. Through good design (NPPF 7) and use of materials proposals look to preserve and enhance the character of the original house.

Rather than work to maintain the 1910 character of the property, modern details are set to combine with traditional materials to create a fresh look with a neutral and natural palette. Contrasting colours will be used to bring clarity to the old and new elements of the scheme.
The external material palette of the proposals has been limited to three materials; brickwork, roofing and cladding. Material choice and design is consistent in proposals for both additions. Locally sourced timber cladding will ground the building to context. Alumininum windows and bi-folds will give a fresh modern appearance.

Walls	Brick to match existing / Timber Cladding / Standing Seam Metal Cladding
Roof	Single ply membrane
Windows	Aluminium
Rainwater	Aluminium

Timber Cladding




Standing Seam / Metal Clad Roof



Render / Painted Brickwork



The scale and massing of proposals have been developed in such a way to mitigate visual impact. The new pitched roof runs along the boundary sloping down to the gutter on top of the wall infilling the space between the existing bathroom. It then meets the flat roof which then completes the roof over the rear kitchen extension.

Sustainability: The existing fabric will be enhanced by improved levels of insulation and airtightness. Where possible, materials will be sourced from local suppliers.

In Summary

Our clients are keen to develop an innovative design. We have worked on a number of options, but the latest proposal is seen as being the most compatible in scale with the site and its environment and as such presents a promising concept for development.

The proposed works to this family home would raise the standard of the property making it more usable for modern day living. The proposed new work combined with the proposed remedial measures will ensure the sustainability of this dwelling for the foreseeable future (Core 45).

Minor changes have been made to improve both the viability and aesthetic for this property. Cumulatively they constitute a change and new application. As the principle of development is acceptable, we trust these positive revisions are approved for 72 Wyndham Road.



3D impression of preferred design