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INTRODUCTION

Lydia and Matthew approached **SCRACE** ARCHITECTS to look at options transform their home to meet the evolving needs of their family at 35 Anderson Road, Salisbury. In response we have worked with them to help elevate the property's aesthetics and functionality.

With each project we 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.

The 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.

Exploration of ideas, sketch layouts (feasibility), options appraisal, and the identification of a preferred option form a conceptual design framework which informs design decisions and choices. Proposals presented in this document present the evolution of these concepts and considerations.



Sketch proposed front view of 35 Anderson Road

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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.

No 35 Anderson Road is located in a unique position in the area of Bishops Down. Anderson Road sweeps around to the north returns back onto Bishopdown Road. The property has a substantial garden to the north which in turn backs onto the Castle Hill Country Park.

Analysis covering direct, urban, and topographical aspects serves as the foundation for the conceptual design phase.



Approach view of 35 Anderson Road

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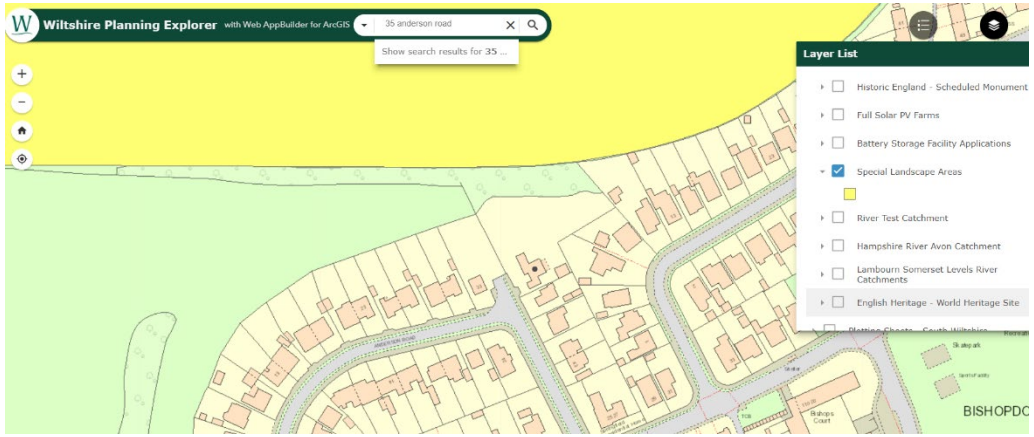
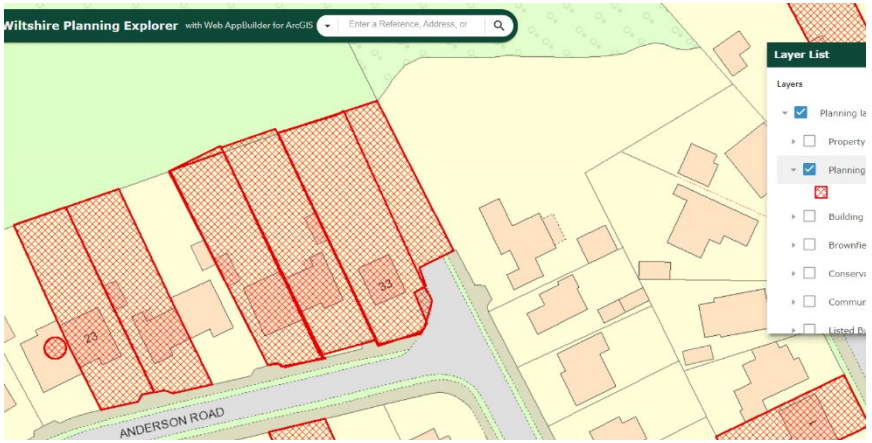
SCRACE ARCHITECTS, in line with practice ethos, conducted a contextual analysis specific to 35 Anderson Road. This involved immersing in the site's atmosphere and understanding local context.

35 Anderson Road, positioned on the outskirts of Salisbury, graces a suburban road adorned with spacious homes. The detached house, crafted from local clay brick with concrete roof tiles, boasts a generous driveway and a vast rear garden offering breathtaking views.

The late 1950s detached house, constructed of red stock bricks and roofed in concrete tiles, underwent scrutiny. While in reasonable repair, typical of its era, the property suffers from poor insulation and airtightness.







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

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SETTING / Urban

Properties along Anderson 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.

The Development Plan consists of the Wiltshire Core Strategy (WCS). The WCS was adopted in January 2015. Consideration has been made to context through a surveyed analysis of setting impact. These investigations have helped shape and moderate the design.





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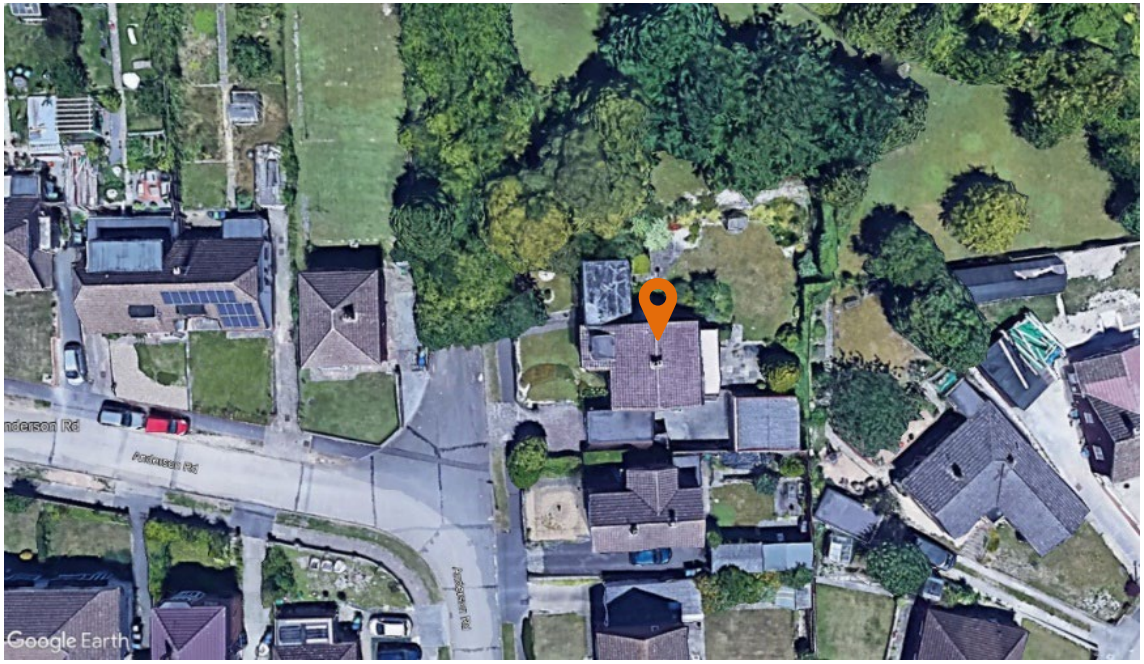

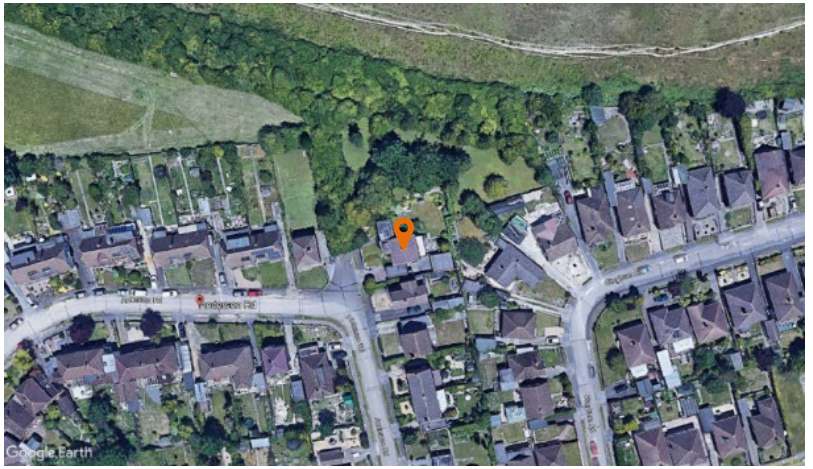

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SCRACE ARCHITECTS, dedicated to client-centric design, invested time in understanding Lydia and Matthew's vision. Balancing scale, type of proposals, and investment levels, the design process delved into the character, form, and function of the property.

Key ideas driving the design included a focus on natural light (Sunshine), a welcoming Kitchen/Dining Room for entertaining, spaces for Outdoor Living, and a design that caters to the nuances of Family Life. 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 central goal of the refurbishment is to modernise the existing house's appearance and functionality. The new rear extension, featuring a contemporary open-plan kitchen and dining area, is strategically designed to create an extended family living space.

SCRACE ARCHITECTS sought to improve the family home without compromising its setting. The proposed layout enhances circulation within the existing property, offering improved views to the rear. Expanding views towards the rear amplifies the sense of space.

A three-dimensional model has been prepared to investigate the opportunities for the shaping of proposals. Proposals have been carefully considered and designed to fit sensibly within context (Core 57) of this site.

The proposed extension to 35 Anderson Road has been designed to facilitate a home 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, airtightness and insulation to ground floor areas.
- Improve external appearance to Northeast Elevation



Sketch proposed front view of 35 Anderson Road

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ACCESSIBILITY

The design has been geared to future-proof the dwelling as a home readily adapted for both young and elderly relatives. A bedroom with an ensuite bathroom will also be created on the Southwestern plan/elevation with access from the area opened up for the dining room. All areas on the Northeastern Elevation will have level access onto the patio area beyond with views over the surrounding countryside

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.

LAYOUT

The existing kitchen position and the kitchen window has been retained. The internal side of the kitchen has been entirely opened up to give uninterrupted space to a large dining room. The dividing wall between the front and back of the house has also been removed creating uninterrupted space between front and back. This opening up will provide valuable light from the existing window on the Southwestern Elevation and provide better access to the newly opened living space.

A single-story extension has been proposed for the Eastern elevation where the existing garage will be demolished. This will provide further living accommodation on the Northeastern Elevation. An existing opening in the side of the existing house will be enlarged to provide access from the dining room into this area.



Isometric view of 35 Anderson Road Ground Floor

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NATURAL LIGHT

The proposed extension is meticulously designed to take maximum advantage of the position of the redesigned accommodation. Large window openings on the rear and high-level windows on the side facing No 37, coupled with three roof light windows, ensure abundant natural light throughout the day and seasons.

The orientation of the rear elevation looking to the Northeast has meant that openings have been optimized. Larger windows provide natural light and a view of landscape beyond and of the sky. Openings have been expanded and made full height where possible to provide plenty of natural light to enter the property to connect the newly formed open areas. A large full height window and door have been added to the refurbished kitchen. Additional Bi fold doors have been added to the dining room. Rooflights have been added to the flat roof of the extension to give light to the spaces below. In addition high level windows have been added to give further light to the new living area on Eastern elevation.



Sketch view of natural light for new extension

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SCRACE ARCHITECTS have considered all aspects of the building its orientation and connection with the surrounding neighbourhood in the design submitted.

Consideration has been made for the neighbours when designing the single storey additional accommodation. The roof of the single storey extension steps down to the boundary. All the materials used will enhance and raise the aesthetic standard of this dwelling and the surrounding area.

The extension which has been designed on the site of the existing garage adjacent to the neighbouring property No 37 has been designed so that the facing elevation has no windows overlooking either garden or building. To protect amenity windows to that elevation are opaque to provide light but not direct visual contact.

Detailed analysis of topographical data enhanced the accuracy of the design and alignment with the natural features such as the slope on site.



Proposed Side elevation of new extension in context

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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.

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	British Sweet Chestnut, Douglas Fir PSE Boards acceptable equivalent
Roof	Single ply membrane / zinc standing seam
Windows	Aluminium / Timber
Rainwater	Aluminium / UPVC







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

The presented scheme adheres to guidelines directing new views towards the front and rear to alleviate concerns of overlooking.

As noted previously, a three-dimensional model was crafted to explore shaping opportunities. The mass has been considered so that it has no impact on the amount of light received or on the outlook of the adjacent property.

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.

LONGEVITY

In making provision for the future proofing of the space for elderly residents as well as a young family the dwelling has become more sustainable. Providing high quality accommodation within the area of Bishops Down and allowing the family to thrive and support one another should be supported.

SUSTAINABILITY

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)

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SUSTAINABILITY continued

All new fabric to be built will be brought up to current thermal regulations. Walls and roofs, windows and doors will meet and improve on U values for thermal transmission so the entire building envelope will benefit. The greater use of natural light use on the northeastern elevation will mean less fuel will be used less during daylight hours to light the property. All windows will be double glazed and of the highest specification and Improved insulation levels in new rooves and new walls will compensate for these areas of glass in the new elevations. The result for the on-going use of the building will mean less fuel used and so less CO2 generated. The use of Solar panels on the south aspect of the building would also further reduce the use of carbon-based fuels.

BIODIVERSITY

This site is not within or in the vicinity of an 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. Further assessments will be carried out in line with recommendations.

ARCHAEOLOGY

The site is not located within any area of special archaeological interest.

FLOOD RISK

No 35 Anderson Road is on high ground on the outskirts of Salisbury which is well away from the flood plains of the city. It is not in an area which is at risk of flooding. 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

Proposals for 35 Anderson Road involve a thoughtfully designed extension to the main structure, coupled with comprehensive refurbishments. The new rear extension promises a modern space infused with light and functionality, catering to the contemporary needs of Lydia and Matthew's family.

The proposed extension, while minor in scale, is tailored to optimise existing accommodation, meeting the specific needs of the clients. The scale and massing of the proposals aim to mitigate visual impact (Core 57). The envisioned works elevate the property, ensuring accessibility and usability for modern-day living. The new design contributes to the sustainability of 35 Anderson Road, transforming it into an attractive and functionally equipped family home for the foreseeable future (Core 45).

In essence, the information provided suggests that the scale, siting, and design of the proposed extension are unlikely to cause conflict with neighbour amenity, aligning with SCRACE ARCHITECTS' commitment to harmonious and context-sensitive design.

Through this 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).

We trust that you will be encouraged by this approach. Using the footprint of the existing garage for the extension allows us to limit the amount of new built accommodation needed to meet our clients' goals and we feel presents a good solution to reduce the impact of this project on the site and its neighbours.

These proposals reflect a cohesive and sympathetic design for this property suitable for the site and area. We trust that the Local Authority recognises the promise of this proposal and sees fit to grant approval.





Rear view of 35 Anderson Road

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VISION - Visual showing rear aspect of new extension



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RELEVANT POLICIES / Core Strategy

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.

RELEVANT POLICIES / National Planning Policy

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 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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