DESIGN & ACCESS STATEMENT & SITE PHOTOGRAPHS

2 South View, Quarry Hill, Box, Wiltshire, SN13 8LW

1.0 Introduction

1.1 This statement has been prepared as part of a planning application for a proposed first floor extension to the rear of the dwelling 2 South View, plus proposed new single storey porch extension to the front elevation.

1.2 The proposed works also include internal alterations to the existing dwelling to create better access throughout, with new staircase that will comply with Building Regulations and new first floor bathroom. Three bedrooms would be retained on the first floor, with the layout altered to make them all of usable size for modern family living. On the ground floor a new WC would be created, with adjacent utility room, plus a larger space for kitchen and dining, and existing living room retained at the front of the house.

2.0 Application Site and Context

2.1 2 South View is a two storey, semi-detached dwelling with three small bedrooms on the first floor, accessed by a steep, awkward staircase that leads up from the dining room, with the living room at the front of the property. There is a modern single storey extension at the rear which houses the kitchen and bathroom. There is a high, stone, retaining wall around the rear and side of the dwelling, with the land at the higher level belonging to the neighbouring property to the east of the application site, Fleur-de-Lys. The attached neighbour to the north of the application site is 1 South View. The garden belonging to the application site is mainly to the front of the property, running down the hill to the west. The boundary to the north of 1 South View runs along Quarry Hill. The application site is accessed from Quarry Hill by pedestrian path only, across the site of 1 South View.

2.2 The application site is not listed and is not in a Conservation Area. The site lies inside the Cotswold Area of Outstanding Natural Beauty and designated greenbelt area (NE1).

2.3 The front elevation of the dwelling is perpendicular to Quarry Road and the property enjoys far reaching views to the west. The external walls are constructed from Bath stone and the roof is tiled with slates. The existing modern single storey rear extension is constructed of ashlar stone blocks, with a grey, fibre glass covering to the flat roof. There are a mix of metal framed and uPVC framed windows used throughout.



Fig.1 Photograph of the front (west) elevation of 2 South View (right) and adjoining neighbouring 1 South View (left).



Fig.2 Photograph of the side (south) elevation of 2 South View, taken from the garden of neighbouring dwelling Fleur-de-Lys.

2.4 There are no historical planning applications recorded online for the application site.

2.5 In 1994 a planning application for a first floor extension, over the existing single storey garage, to the rear of the attached neighbour 1 South View was approved (re: N/94/01409/FUL).

2.6 The application dwelling has not been lived in for several years, and was in a very poor condition as a result of disuse and neglect when the applicants acquired the property earlier this year.

3.0. Application Proposal

3.1 It is proposed to create a single storey porch extension at the existing front door into the dwelling, with pitched roof tiled in slate and external walls constructed from Bath stone, to match the existing. The proposed porch would be similar in scale and style to the existing porch to the attached neighbour 1 South View. The proposed footprint would be approximately 2.7 sq.m.

3.2 It is also proposed to create a first floor extension over the existing single storey extension at the rear of the dwelling, to create space on the first floor for a bathroom and new third bedroom. The existing layout on the first floor would be altered to create space for the new staircase, landing and two good sized bedrooms. The proposed rear extension would have ashlar stone walls to match the existing extension, with single ply membrane, dark grey colour, to the flat roof which would be behind the parapet walls.

3.3 It is proposed to replace all existing windows and doors with painted timber framed windows and doors, all with double glazing and to meet current building regulation requirements thermally. It is also proposed to upgrade insulation in the existing floors and roof to improve the thermal performance of the dwelling as a whole.

4.0. Conclusion

4.1 The existing dwelling is in desperate need of modernisation, both in terms of the condition of the existing building, the internal layout and the thermal performance. The proposed first floor extension would create three good sized bedrooms and a new first floor bathroom, freeing up space on the ground floor to install a new, much safer staircase, and create good sized living areas. Overall the proposed extensions would help turn the existing derelict building back into a viable home, suitable for modern family life, and saving the existing building from further neglect and dereliction.

4.2 The proposed extensions are proportionate and sensitive to the original form of the existing dwelling and are simple in design. The proposed external materials would match the existing building materials and would have minimal impact on the character and the appearance of the existing dwelling.

4.3 The proposed extensions would have no impact on the amenities of the adjoining neighbour to the north, 1 South View or to the neighbouring property to the east, Fleur-de-Lys. The proposed extensions would not block any daylight to the neighbouring properties, or affect their privacy.

4.4 There is currently no vehicular access to the site from the road, and therefore no space for parking within the site. The existing use of on-street parking on Quarry Hill would still be utilised by the inhabitants of the three bedroom dwelling.

4.5 The proposed extension would not be visible from the road as the house is set back, at a higher level, behind the adjoining property 1 South View.



Fig.3 Photograph of the front (west) elevation of 2 South View, taken from the front garden.



Fig.4 Photograph of 2 South View, taken along the boundary with higher level garden of neighbouring dwelling Fleur-de-Lys.



Fig.5 Photograph of the side (south) elevation of 2 South View and neighbouring dwellings Fleur-de-Lys to the east, and 1 South View to the north.



Fig.6. Photograph of the existing single storey rear extension, looking towards the two storey extension to neighbouring dwelling 1 South View.



Fig.7 Photograph of the existing living room, looking towards the front door.



Fig.8 Photograph of the existing dining room looking towards the door at the bottom of the staircase.

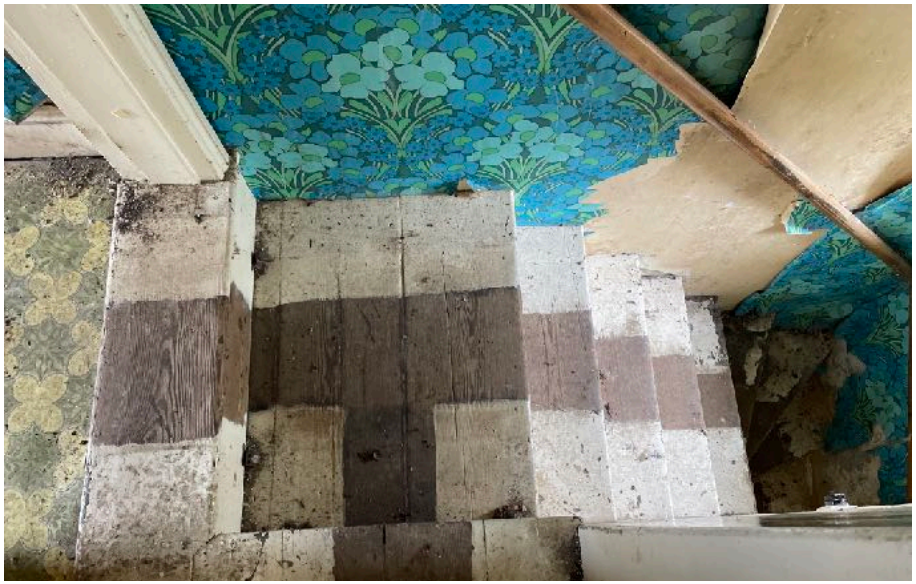

Fig.9 Photograph of the existing staircase.



Fig.10 Photograph of the existing main bedroom.