DESIGN AND ACCESS STATEMENT

FOR
REPOSITIONING OF INTERNAL DOORWAY

at

CHERRYTREE COTTAGE
OLD ROAD
ALDERBURY



PEONY DESIGN – OCT 2023

INTRODUCTION:
This Design and Access Statement is in support of the planning application made to Wiltshire Council for the proposed repositioning of internal doorway into the Kitchen at Cherrytree Cottage, Alderbury.

SITE LOCATION:
Cherrytree Cottage is located on Old Road at the junction of Clarendon Road in Alderbury.

SITE DESCRIPTION:
Cherry Tree Cottage (Grade II) sits towards the rear of the site with the garden predominantly to the front and to the right hand side, there is a timber detached garage to the right of the house. The existing vehicular access is to the left of the plot and consists of a tarmac drive, with gravel to the front of the house and to the garage. The property faces the highway and is constructed of red brickwork with a tiled pitched roof and parapet gables, the main part of the property is 2 storey with a symmetrical front elevation with a central porch with windows located either side, to the left hand side is a single storey element which forms the current kitchen although this would have been the garage originally and is not mentioned in the Listing.

LISTING:
List entry Number: 1023784 Detached cottage. C18. Flemish bond brick, concrete tiled roof (formerly thatched), with coped verges and kneelers, gable-end stacks. Integral outshut to rear. 2 storeys, 3 windows. Central gabled porch with kneelers to coped verge has round-arched C20 glazed door with semicircular hood mould. Windows either side are cast iron casements with flat arches under hood moulds. First floor has cast iron casements, either side of central circular window with cast iron glazing bars. Returns are windowless. Interior not inspected. A good example of an estate cottage

PLANNING HISTORY:
18/01709/PREAPP – Enlargement of windows to kitchen.
17/05498/FUL – Alterations to access and drive.
14/07946 – Tree works.
S/2006/1087 – Removal of Leylandi.
S/2006/1006 & 1007 – Move front boundary wall.
S/2005/0331 – Tree works.
S/1998/0107 & 0108 – Extension, Alterations & Garage.
S/1986/0628 – New garage

PLANNING POLICY:
The site is located within Salisbury District Council Boundary and Housing Policy Boundary, Special Area of Landscape and Alderbury Conservation Area.

PROPOSALS:
The proposals are to reposition the existing doorway into the Kitchen, this is currently accessed off the Utility. It is proposed to block this doorway up and to make a new opening from the Dining Room.
The new opening will be created in what was once the external wall and will enable direct access from the Dining Room into the Kitchen, allowing the Kitchen to be a more integral part of the main Cottage.
The Utility will then become a separate area to accommodate some useful storage cupboards rather than being a just a passageway/lobby. The existing doorway will be blocked up using timber studs and plasterboard to both sides.

SUSTAINABILITY:
The proposals will incorporate the following:

Use of local labour and locally sourced materials where possible
Minimum material waste achieved by strict site control.

CONCLUSION:
The original form of the Cottage will still be visible on plan and elevationally and therefore in our opinion. the proposals will have no harm on the listed building or the nature of the Conservation area.