DESIGN AND ACCESS STATEMENT
IN CONNECTION WITH ALTERATIONS AND EXTENSION TO EAST ELEVATION OF 81 EXETER STREET, SALISBURY, WILTS SP1 2SE FOR MRS C KNIGHT

Location

No. 81 Exeter Street is located to the south of the City Centre, with its west façade facing onto Exeter Street, a main thoroughfare into and out of the City.

The accommodation is arranged over three storeys in a row of similar properties, under a slate roof and provides hall, dining room, kitchen/breakfast room, utility room and shower room on the ground floor. On the first floor is drawing room and bedroom and on the second floor, two bedrooms with bathroom.

The garden rises up to the east with a store/studio against the eastern boundary.

The property is Listed Grade II.

The Proposal

Council records will indicate that planning permission has been granted for Planning and Listed Building Consent in connection with the extension, reference numbers –

Householder application PL/2023/04716

Listed Building Consent PL/2023/04305

The difference between the proposals as approved and for which permission is now sought is the question of the window between the kitchen and the external covered sitting area - all other matters and proposals are the same as approved.

The purpose of the extension is to relocate the kitchen and to achieve a sitting area which is able to take benefit of the views into the garden but after taking advice and considering proposals of layouts from kitchen planners, the purpose of the extension cannot be fulfilled.

The existing window is single glazed, four panes wide x four panes high, sash window, set within brickwork reveal. Internal reveal timber lined with architrave.

It should be noted that the windows on first and second floor are sash windows with vertical bar and sash boxes rebated into the wall.

To achieve a satisfactory solution for the purpose of the extension it is necessary to remove the present window between kitchen and external sitting area and leave it as an opening, which will have a timber lining with architraves on both sides.

All other factors approved in the previous application regarding the extension itself, outline of the extension, etc, remain the same.

The revised details are specific for the removal of the window and closing of the adjacent doorway.

Impact of the Proposals

The work to achieve the extension to the eastern elevation is approved under the aforementioned reference numbers and this application deals specifically with the removal of the window between existing kitchen and outside sitting area.

The description of the building and Listed Building records indicates that (combined with 82 Exeter Street) -

> *'Grade II GV.2. Semi-detached circa 1830, (re-handling in part of late C.18 building), three storeys red brick with rusticated flush stone quoins, flush plinth. Low pitched hipped slate roof with flat bracketed eaves. One window each. No. 81 has recessed sashes to second floor and ground floor, latter with wood frame. First floor has large canted bay window with pilasters dividing lights, panelled apron, projecting cornice. No. 82 has flush framed sash on second floor, recessed sashes to first and ground floors, latter with frame and shutters, glazing bars intact. Flat rubbed brick arches. Both houses have unusual reset early C.18 door cases consisting of scrolled ear architraves with elaborate egg and dart and foliage mouldings, bolection frieze and cornice with similar mouldings. Each has a six panel door.'*

The building can be located on historic maps of 1844 up to present day, outline very similar to that which is found at the property. It is however suggested that the shower room and link lobby are C.20 addition.

The impact of the extension has been considered acceptable by granting approval.

The removal of the sash window is the only solution that is considered practical in modern day living, achieving a relocated kitchen and sitting area, leaving the existing kitchen to become the dining room.

Photographs

1. In upper garden looking at east elevation.

2. On steps adjacent to single storey extension showing east elevation.

3. In courtyard looking to east elevation showing glass roof and sash window to be removed.

4. In courtyard showing south elevation of single storey extension. Window and door to be removed.

5. In utility room looking towards shower. Limit of extension up to reveal of window.

6. In kitchen looking out of sash window, but note level of light in existing kitchen.

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