10th July 2023

DESIGN, ACCESS, AND HERITAGE STATEMENT

PROPOSED LINK EXTENSION TO CONNECT THE EXISTING HOUSE TO THE EXISTING GARAGE / STORAGE BUILDING.

AT 85 HIGH STREET PURTON WILTS SN5 4AB.

DESIGN AND ACCESS STATEMENT.

This Design & Access Statement has been prepared in accordance with Section 42 of the Planning & Compulsory Purchase Act 2004, to supplement the submission of a Planning Application for the above property.

The design concepts are outlined below.

THE SITE

The site contains a 3-bedroom detached house which is a former coach house. This house is not Listed.
To the rear of the house is a garage and storage building. This building also has a first floor accessed by a simple internal timber staircase.

PROPOSALS

My clients would like to build a linked extension between the two buildings to use both buildings as one whole dwelling. The first floor of the garage / storage building will be converted to use primarily as a home office but also as a bedroom for visitors whenever the need arises.

LAYOUT

The current property has a living room, dining room and kitchen to the ground floor, with 3no bedrooms and a bathroom to the first floor. The garage / storage building is mainly used for household storage / garden tools and the cars are garaged in the winter months. The loft area above is clear at the moment.

SCALE

The extension proposed is approx.30sqm and will link the house and garage / storage building.

It is intended to relocate the kitchen into the extension, with the existing kitchen space being used as a small home office / study.

The first-floor conversion above the garage area will be used as a home office as both of my clients now work from home on a regular basis.

The roof height of the proposed extension is being kept to an absolute minimum so the effect on any neighbours should be negligible.

We were initially toying with the idea of a flat roofed extension to lessen the bulk further but were aware of the location being within the conservation area, and the Conservation area officers general opinions of flat roofs.

We believe that the height, bulk and scale of the extension ensures that it does not appear unduly prominent to the host building, and we believe there are no adverse effects on the adjacent properties.

LANDSCAPING

No additional landscaping is proposed or necessary, as there are several shrubs / trees to the front and rear gardens.

APPEARANCE

It is proposed that the extension be fully rendered throughout to match the house. The garage / storage building is built of natural stone so the new render should be a good contrast here.

We consider that the proposed extension is of a design and proportions that are reflective of its surroundings and compliment the host buildings. The design will accommodate a rendered finish to the walls to match the house, and grey slate to the roof to match the house and the garage / storage building.

ACCESS

The nature of the proposal does not alter the existing access to the site.

DRAINAGE.

There is a surface water holding tank located exactly where the extension is proposed. It is the intention to agree a solution with Thames water re a build-over agreement or to relocate the storage tank.
This is not a planning matter and will be resolved at the next stage of the Building Regulations application.

HERITAGE STATEMENT

SITE LOCATION

The site is located in the Purton High Street. It is also located within the Purton Conservation area, albeit, other than the area being located on the Wiltshire planning explorer map; I cannot find any further information of the conservation area on the Wiltshire Council Website.
My clients believe the house to be a former coach house.

A location plan has been submitted as part of this planning application showing its position in the conservation area; together with a site plan showing the position of the proposed extension.

PROPOSALS

As mentioned above, the proposals are to build a linked extension between the two buildings to use both buildings as one whole dwelling. The first floor of the garage / storage building will be converted to use primarily as a home office but also as a bedroom for visitors whenever the need arises.

The proposed extension will be constructed in a rendered finish to the walls and grey slate to the roof, both to match the existing house.

POLICY

As the property is within the Purton Conservation Area, policy EN10 of the Borough Local Plan applies; to ensure that proposals for development affecting heritage assets shall preserve and enhance their significance and setting.

IMPACT OF THE PROPOSALS ON THE CONSERVATION AREA.

The extension will be finished using matching materials similar in appearance and texture to the existing buildings on this site.

The scale and design are considered in keeping with the character and appearance of the Conservation Area and would maintain the character and appearance of the Conservation Area as a whole.

The effect on the local heritage assets will be negligible as there are no buildings of significant interest in the immediate locality.

As such it is considered that the proposals accord with Policy EN10 and the NPPF in relation to impact on the heritage asset.

For Miss J Badger and Mr. M Halley.

Neil Armstrong.