Keepers Cottage – Planning Statement

Proposed remodeling of:-

Keepers Cottage
Upper Woodford
Salisbury
SP4 6NU

Prepared on behalf of
Mr. & Mrs. J. Mikkelsen & Family

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To be read in conjunction with the following TW-2 Architects drawings:-

23 684 PL01	Location Plan Topographical Survey
23 684 PL02	Existing House, Plans and Elevations
22 674 PL03	Proposed Plans
23 684 PL04	Proposed Front and Rear Elevations
23 684 PL05	Proposed Side Elevations
23 684 PL06	Existing and Proposed Site Plan and Existing Site Section

1. INTRODUCTION

This document has been prepared in support of a Householder Planning Application submission. It is the aspiration of our clients to remodel their existing house while ensuring it remains in keeping with the site, its grounds and the village as a whole.

2. SITE DESCRIPTION AND SURROUNDINGS

2.1 The current house is located within the village of Upper Woodford, on an elevated plot set back from the road with the primary vehicle access off a single track private road.

The rear garden tiers down towards the road with wonderful views over the River Avon and its flood plain. The house is not in the flood plain.



Fig 1 *Rear Garden View*

2.2 The site area is 598m^2. The buildings on the site are a part single storey, part 2 storey thatched house, believed to have been built 40 years ago, a large detached garage and workshop and a dilapidated timber shed.

2.3 There is a room in the roof served with a small dormer window to the front of the property.

2.4 Parking provision is provided in front of the property for two small cars or one large one and by the garage.

2.5 There is a gate and steps at the bottom right of the rear garden which provides access to the village's road.

2.6 The house has a red brick base and cream render walls. Existing windows are timber, pale sage green colour casements with mullion sub divisions.

2.7 The current house has a GIA of 166.7m^2 /1,795ft^2. Internally the ground floor comprises of a small entrance hall with a WC attached, a formal lounge which is open plan with the current stairwell, a linear kitchen/dining room, family room and utility room. At first floor level there are three bedrooms, two of which are doubles and one single. The larger bedroom has rear and side windows and is served by an ensuite. A family bathroom is also at this level. There is currently an alternating steep step ladder allowing difficult access to the room in the roof. This has a small low level window facing the front of the property.



***Fig 2** Small Dormer Window to Front Elevation*

3. DESIGN PROPOSALS

3.1 Our clients the Mikkelsen family have recently bought the property with the long-term goal of remodeling it to provide a house they intend to retire in. The brief given to TW-2 Architects was to maximize the wonderful views of the river, provide flexibility in bedroom spaces to allow older family members to visit without have to deal with stairs and unlock the usage of the room in the roof as currently it is too dark and with limited accessibility.

3.2 The principle design proposal is for a single storey rear extension providing an open plan space containing a kitchen and informal seating area. This additional GIA created is 40.8m$^{2.}$ The new room has large patio doors capturing the river views with side doors allowing access to the garden. It is the intention to combine a contemporary aesthetic with the traditional as a thatched eaves roof detail is combined with a flat roof which would have a wildflower roof finish. The walls would match the materiality of the current house.

3.3 Internally at the ground floor level it is the intention to relocate the current staircase to the rear of the house as the new location would allow access to the room in the roof creating a usable study space. A contemporary eaves window to the rear will light the stairwell and also provide headroom to the stairs. It is the intention to provide a larger contemporary window to this room as there currently is not enough natural light provide by the existing small window.

3.4 The relocating of the staircase will allow for a new utility room and family bathroom and windows will be altered to the front and rear elevations accordingly.

3.5 The current family room and utility room is to be converted to a guest bedroom with its own ensuite. This allows DDA compliant access to the house and ensures that the Mikkelsen would have the opportunity to stay in the house long terms should their respective mobility be compromised in their old age

3.6 Externally from the new extension new steps to either side take you down to the level of the the current brick retaining wall. Anew hedge is to be planted to prevent anyone falling. A timber deck is located at this level, in the location of the current steps. This will provide outside seating to catch morning and afternoon light. Below is making the most of the fall I the land will be a storage area for garden equipment.



***Fig 3** Example of eaves window that would serve the new stairwell*



Fig 4 *Example of thatched roof combined with a contemporary design*



Fig 5 *Example of thatched roof combined with a contemporary dormer window*

4. CONCLUSION

4.1 The new proposals are to enhance the existing house to create a special family home while making the most of its wonderful rural setting.

4.2 The rear extension will make no material difference to its immediate neighbours and will cause no overlooking issues.

4.3 The proposals preserve the current houses traditional aesthetic but allows for sympathetic contemporary interventions.