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DESIGN AND ACCESS STATEMENT

185 High Street, Royal Wootton Bassett, Swindon, Wiltshire, SN4 7BZ

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1.01 Overview

This document has been prepared by Arrayed Works to support a Householder Planning Application for the extension of no. 185 High Street, Royal Wootton Bassett, a three bedroom semi detached house with generous garden.

The proposal includes the replacement of the existing rear outrigger with a two storey extension providing an open plan kitchen / dining space at ground floor level and an additional bedroom at first floor level.

This document provides an analysis of the property and its context and a description the design principles, strategies and proposal.



View from the rear garden.

1.0 Introduction

1.02 Site Location

The site is located on the south western edge of Royal Wootton Bassett. The site is not within a conservation area. The building is not listed and there are no listed buildings within the vicinity.

1.03 Planning History

There are three previous planning applications viewable in relation to the property.

N/05/01110/FUL - full planning permission for a detached garage [granted 23/06/2005]

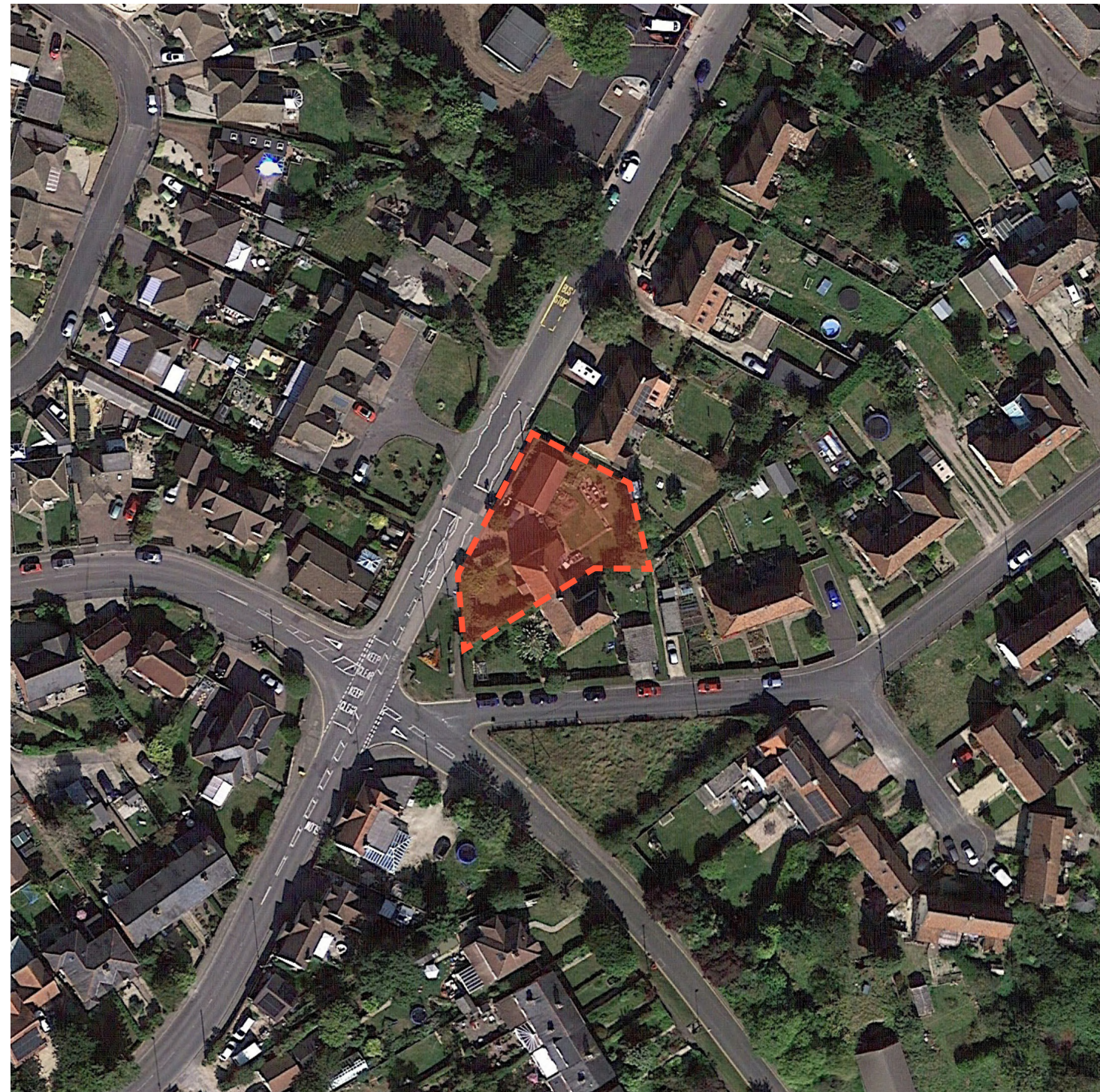
N/05/00076/FUL - full planning permission for a detached garage [withdrawn 14/03/2005].

N/03/02914/OUT - outline planning for a new dwelling [refused 12/12/2003].

1.04 Supporting Information

This document is to be read in conjunction with other drawings that have been submitted in support of this planning application. This includes:

2513-LOC-01 Location Plan
2513-EX-01 Existing Floor Plans
2513-EX-10 Existing Elevations
2513-PL-01 Proposed Floor Plans
2513-PL-10 Proposed Elevations



Aerial photograph showing the site location.

2.01 The Site

The house is sited on a generous corner plot with private garden to three sides of the building including a large detached garage to the north and private parking accessed from High Street.



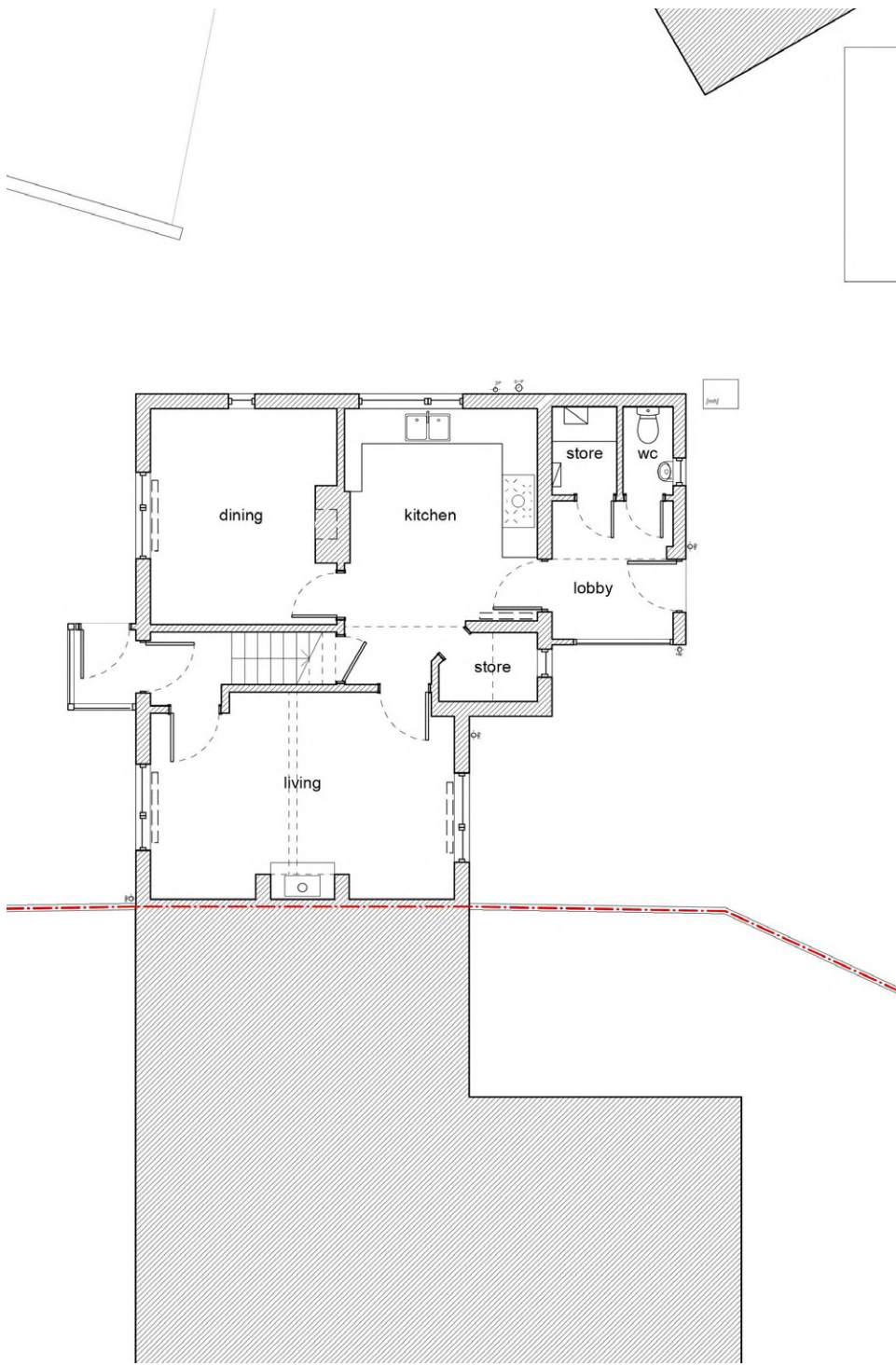
Aerial photograph showing the site.

2.02 The Building

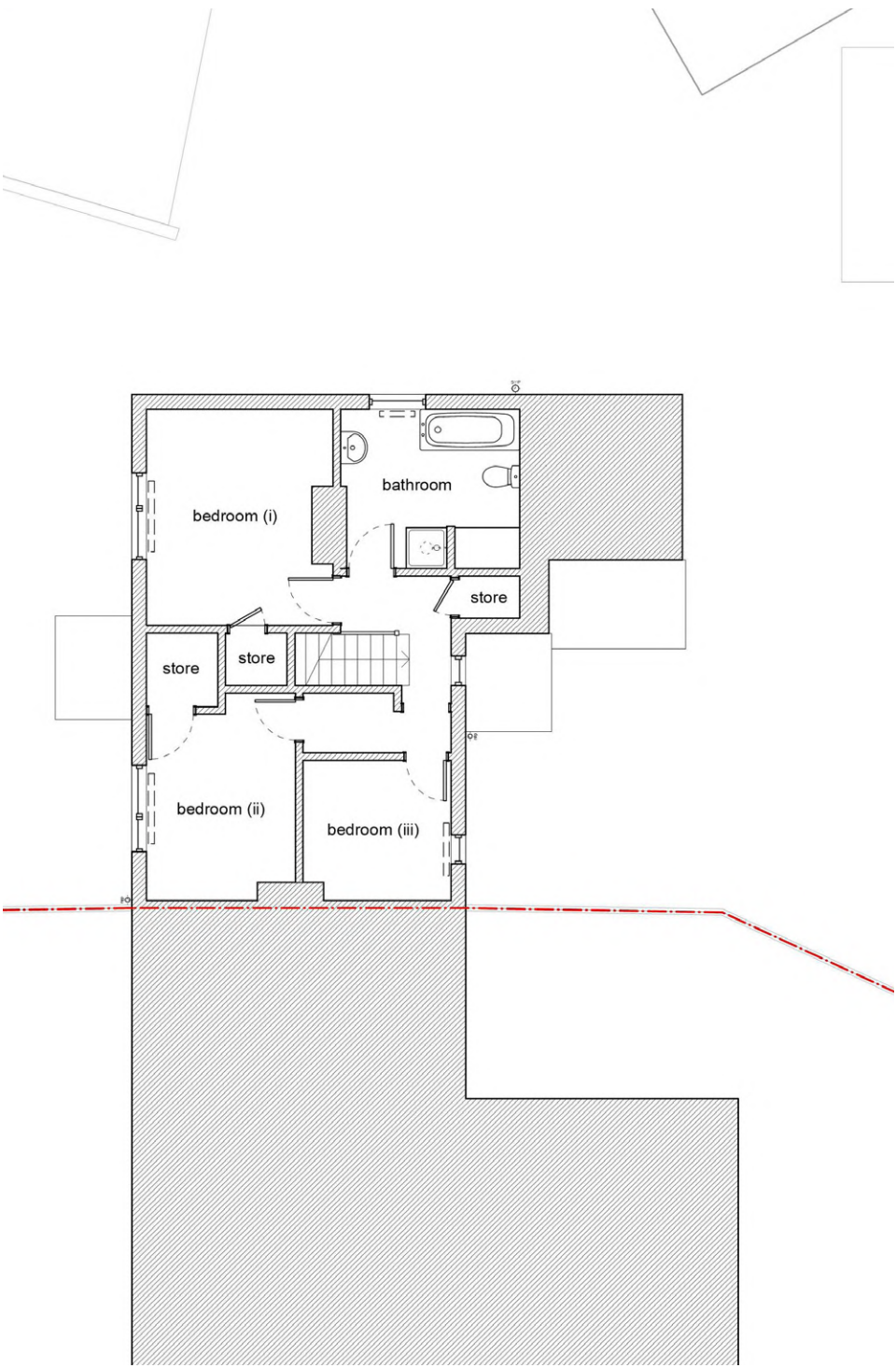
The existing house is two storey, with a hipped roof that continues down at the rear above the single storey outrigger element. Exterior walls are red brick and the roof is tiled.

Built in the early 1920s the house is largely original in form, with the single storey lean to that forms the lobby at the rear added in the 1980s.

The layout is inherently problematic. The circulation cuts through the centre of the living room and the house is almost completely closed off from the rear garden at both levels. The proposed alterations seek to address these issues.



Ground floor plan as existing.



First floor plan as existing.

2.03 Existing Photographs



01

01. *View from High Street.*

02. *View from rear garden.*

03. *Views from front garden..*

02

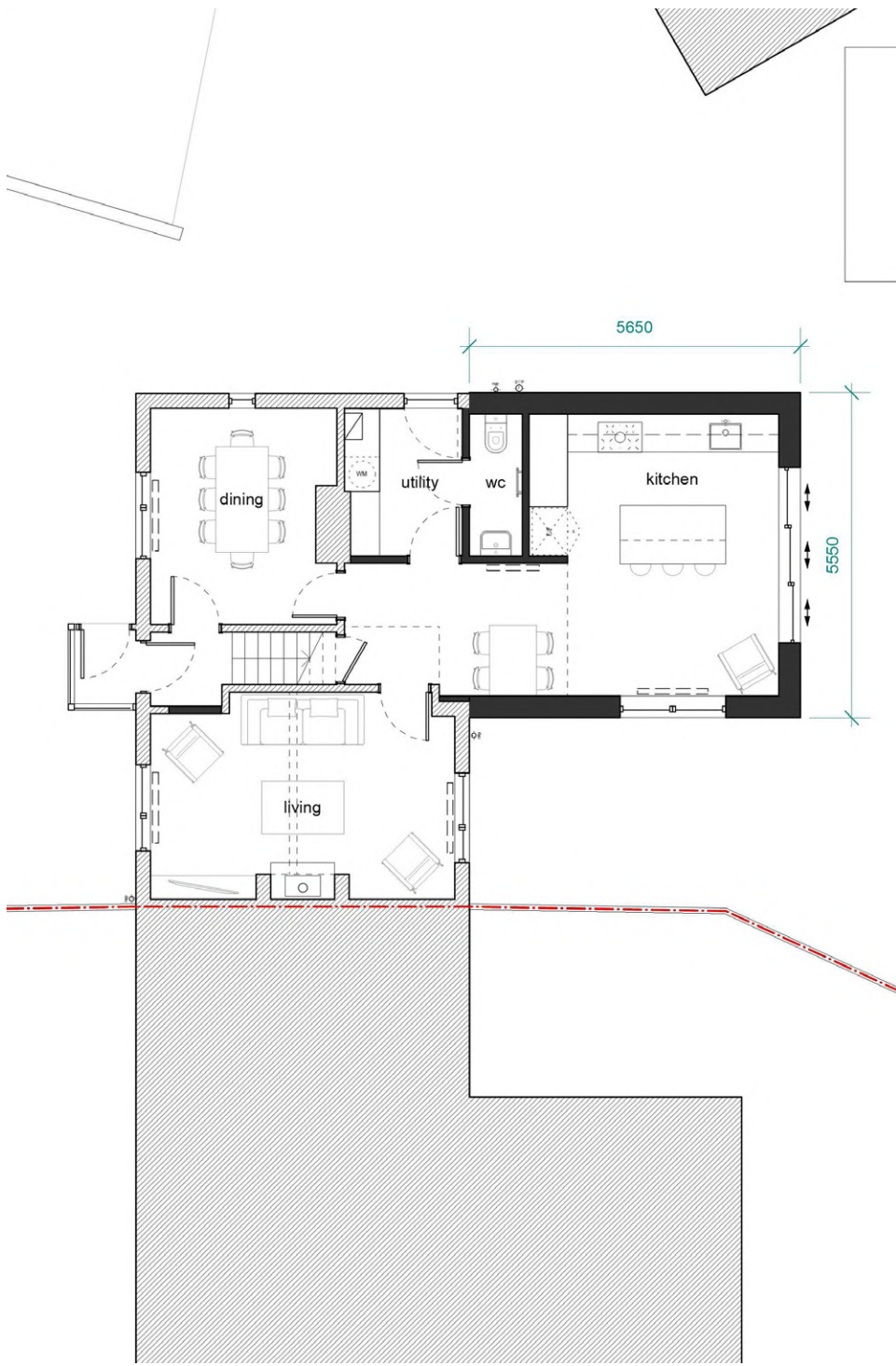


03

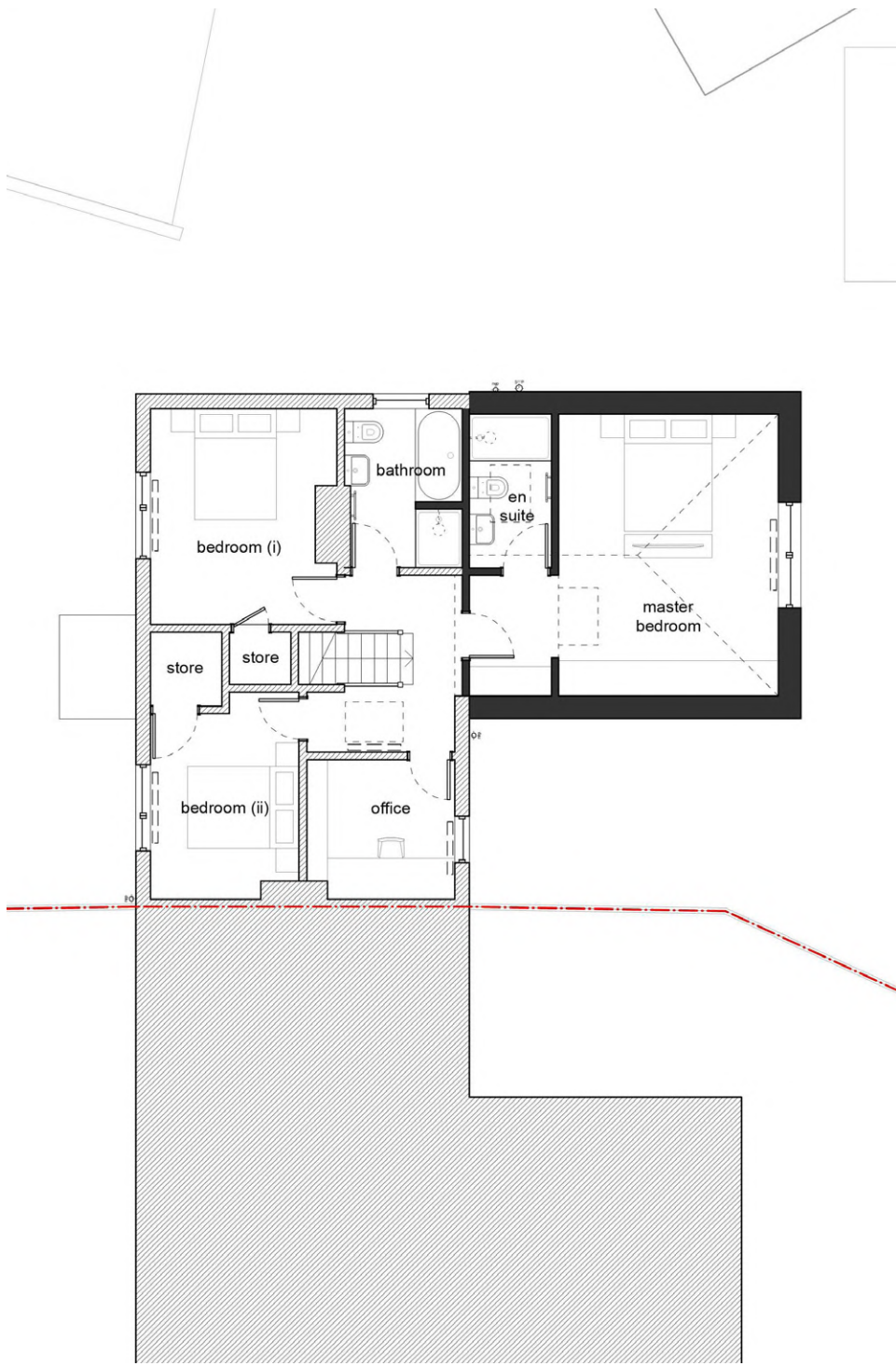
3.01 Layout

The proposal seeks to modernise the existing house, unifying the ground floor layout and providing a stronger connection with the garden. An open plan kitchen and dining area is planned at the rear. A utility room is to be created in the centre of the plan with external access to the side which will likely become the principle entrance to property. A downstairs toilet will also be provided.

At first floor level, a new master bedroom is proposed above the new kitchen, complete with en suite. The existing bathroom will be upgraded and the window to the office enlarged.



Ground floor plan as proposed.



First floor plan as proposed.

3.02 **Model Views**



Massing model showing the existing house.



Massing model showing the proposed extension.

3.03 Form, Character and Contextual Response

The proposed extension has been designed to align with the prevailing character of the area. The form matches the adjacent property, a mirror of no. 185, itself extended in 1994. The proposed building footprint is not significantly larger than the existing but intends to make better use of the space.

Large windows are proposed on the rear elevation to provide views of the garden and natural light to the interior spaces. No windows have been included on the side elevation at first floor level to avoid overlooking of the neighbouring garden.

Proposed materials will match the existing. Walls at ground floor level will be red brick, carefully selected to match the original house. The upper floor walls will be rendered to match the neighbouring property. The proposed roof will be tiled to match the existing roof.

3.04 Sustainability

A number of energy saving measures are planned as an integral part of the proposed works. A summary of the key elements is provided below:

Insulation will be added to the existing roof and the windows will be replaced throughout to improve the thermal performance of the building.

The existing boiler will be upgraded working in conjunction with under floor heating in the extended part of the house to provide highly efficient space heating. Advanced programmers, room thermostats and TRVs will be utilised to further increase efficiency.

With improved levels of airtightness the ventilation systems will be upgraded to provide fresh filtered air into the building all year round. Trickle vents will be provided to all windows and window openings will allow for the active management and purging of the internal air.

Low energy lighting will be specified throughout.

3.05 Vehicular Access and Parking

Access and parking to the property will remain unchanged. The front drive has space for the parking of up to three vehicles with an additional parking space provided within the garage. This is more than adequate for the size of the dwelling.

3.06 Refuse Strategy

Refuse and recycling storage and collection arrangements will remain unchanged.

3.07 Existing Tree Assessment

The proposed extension will not require the removal of any existing trees.

3.08 Drainage Strategy

The drainage system will remain largely unchanged. The additional bathroom will be connected into the existing drainage run to the side of the house.

4.01 Summary

This application seeks planning permission for the extension and renovation of no. 185 High Street, Royal Wootton Bassett. This Design and Access Statement has been prepared to outline the intentions and considerations of the proposal and provide justification for the alterations to the existing house. The case has been made within this document that the proposed development will deliver balanced sustainable development and will not have any significant negative impact on either the immediate neighbours or the wider area. The scheme design is of a high standard that will enhance the existing building and site and the proposed materials are suitable to the area. In conclusion, we consider that this application proposal is fully policy compliant and worthy of approval for planning permission.