

Design and Access Statement

1 Noble Street, Sherston, SN16 0NA

1. Introduction

This Design and Access Statement accompanies a householder planning application for alterations and extensions to 1 Noble Street, Sherston.

The proposals include:

- Installation of 3 rooflights on the south-facing roof slope.
- Installation of a new first-floor window to the west elevation.
- Installation of a new ground-floor window to the north elevation.
- Replacement of the existing single-storey lean-to with a new flat-roofed rear extension featuring a GRP roof membrane, stone coping, fixed rooflight, painted render walls, and painted timber windows/doors.
- Internal reconfiguration.

(All proposed works as shown in the submitted drawings .)

2. Site and Surrounding Area

The property is a two-storey end of terrace dwelling located within the Sherston Conservation Area. The house is not listed.

The character of the surrounding built environment is defined by traditional Cotswold stone, natural and imitation stone roof tiles, and painted timber joinery.

The existing drawings confirm the current materials:

- Cotswold stone and imitation stone roof tiles
- Cotswold stone, painted Cotswold stone, and painted render walls
- Painted timber windows and doors

The house sits behind the street line with an established residential setting, and the works relate solely to the private domestic curtilage.

3. Existing Building

Plans and elevations supplied in the application illustrate the current arrangement of the building, including a small single-storey lean-to at the rear and traditional fenestration patterns on all sides.

4. Design Proposal

4.1 Overview

The proposed works have been designed to respect the architectural character of the dwelling and its Conservation Area context. They follow a 'like-for-like and sympathetic enhancement' philosophy, ensuring minimal visual impact on public views.

The proposal includes the following, as noted in the project's drawings:

- 3 × Velux rooflights (780×978mm) on the southern roof slope
- New first-floor window to Bedroom 1 on the west elevation to match existing
- New ground-floor window on the north elevation to match existing
- Replacement of existing lean-to with flat-roof extension with GRP roof membrane, fixed glazed rooflight, stone coping, string course detail, painted render, and painted timber joinery

4.2 Rooflights

The proposed Velux rooflights are modest in size. They are located on the south elevation, which is screened from public / street viewpoints. Due to their positions on the the roof plane, the rooflights would not create overlooking issues over neighbouring properties.

Their installation improves natural lighting and ventilation to internal rooms without altering the traditional roof profile significantly.

4.3 New Windows

Both the proposed first-floor and ground-floor windows will match existing windows in material, proportions and detailing, maintaining consistency across the elevations.

The western elevation already features a similar window - the proposed window mirrors this to maintain symmetry and provide a view from Bedroom 1 to the raised garden at the western end of the property.

The northern elevation window provides light to the hallway, enhancing the usability of the interior without altering the character of the facade.

4.4 Replacement Rear Extension

The existing lean-to is of limited architectural quality and rather than being subservient to the original part of the building, juts into archway space. As such, the line of sight and view through the archway from the street is obstructed.

The proposed extension is subservient to the original part of the house with a 200mm return along the original's west elevation. The extension therefore opens up the archway, improving access and preserving the character and appearance of the Conservation Area and the archway's original form.

Key design features:

- Low-profile GRP flat roof membrane
- Fixed glazed rooflight to bring natural daylight into the kitchen/dining area
- Stone coping and string course for subtle articulation
- Painted render walls, consistent with existing rendered elements on the property
- Timber windows and doors, painted to match the existing joinery

4.5 Internal Reconfiguration

The original house has been added to a number of times over the years and gradually the cohesion of the internal layout has been lost. The existing staircase is steep and tight, giving awkward access up to the first floor.

The proposed layout begins with the repositioning of the stairwell. With this new placement, access is improved to the first floor and more unified internal layout is achieved.

5. Impact on the Conservation Area

The design has been carefully considered to ensure that the proposal:

- Preserves the established character of the Conservation Area.
- Uses materials already present on the dwelling (Cotswold stone, painted render, timber joinery).
- Ensures all additions are modest, subservient, and visually discreet.
- Involves alterations only to parts of the building not readily visible from public viewpoints.

Overall, the proposals maintain the building's historic appearance and contribute positively to its long-term use and sustainability.

6. Materials

All materials are chosen to complement the existing palette identified in the drawings:

- Painted timber windows and doors (matching existing)
- Painted render, where proposed
- Cotswold stone details (coping and string course)
- GRP flat roof membrane (rear only, not visible from public realm)

These ensure continuity across old and new elements.

7. Access Statement

The proposed works do not alter the main access arrangements to the property. There are:

- The principal entrance is improved through the subservience of the proposed extension and widening of its narrowest point.
- No impact on pedestrian or vehicular access.

- No adverse effect on the site's accessibility for residents or visitors.
- Access is enhanced inside the house through a more cohesive layout and replacement of the current narrow staircase
- The replacement extension will maintain level access from the internal floor area.

8. Conclusion

The proposals are modest, sensitively designed, and entirely in keeping with the existing character of the dwelling and Conservation Area.

They preserve the significance of the surrounding heritage setting while improving the functionality, natural daylighting and longevity of the home.

The application therefore fully complies with the principles of good design and is respectfully submitted for approval.

SE Architecture
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