

DESIGN & ACCESS STATEMENT

PROPOSED FRONT PORCH AND SINGLE STOREY REAR EXTENSION AT 1 WATERWORKS ROAD, TROWBRIDGE, WILTSHIRE, BA14 0AL

Setting of the Property

The property is a semi-detached two-storey mid-Victorian house situated in the Newtown Conservation Area of Trowbridge on the south west side of Waterworks Road within 40m of the junction with Frome Road. The property shares boundaries with its immediate neighbour at 3 Waterworks Road and terraced properties to the south on Frome Road. The nearest Listed Building is a semi-detached three-storey residential property at 2 & 4 Waterworks Road, which has a Grade 2 listing. (List Entry Number: 1283666)

The greater part of the house is on two storeys with a long, narrow, single storey, flat-roofed extension to the rear, which contains a galley kitchen, back door entrance and shower room. A two storey rear extension at 3 Waterworks Road projects 3.275m along the boundary between both properties and a timber fence 1.9m high continues the boundary beyond the extension into the rear garden.

At the front of the house there is a small amenity area and a path that provides access to the front entrance door from the pavement. The existing brick wall to the left of the front door forms the boundary between the rear garden of 66 Frome Road and 1 Waterworks Road. There is no space for a hard-standing area at the front of the property and the road provides unrestricted parking for vehicles. See drawings numbers **WAT1/01** and **06** for reference.

Proposed Design

The current planning application proposes to build a front porch and single storey rear extension to the property at 1 Waterworks Road. The proposed front porch is shown with facing brick walls and a sloping roof tiled with reclaimed clay pantiles to match the materials of the existing dwelling. The design of the front porch will be similar to that of the porch which exists on the opposite corner of the neighboring semi-detached dwelling and will introduce a symmetrical element to the front elevation facing the road.

The proposed single storey rear extension has been designed to provide additional space on the ground floor of the property, which could be used as a dining area and additional space for the kitchen. The proposed rear extension would project 3.15m from the rear of the existing dwelling and be built as an infill between the existing two-storey rear extension of the neighboring property and the walls of the host dwelling. The new extension would have a flat roof with a fiberglass finish and a centrally positioned double glazed polyester-coated aluminium roof lantern. The new cavity wall of the extension would be rendered with a textured finish to match the existing rear walls of the property. New double glazed French doors, supplied in timber, would provide additional access to the rear yard and garden. At first floor level the existing window to Bedroom 1 will be removed and the opening increased in width and depth so that a set of double glazed timber French doors can be installed to provide access to the flat roof of the new extension below. New clear glass balustrading with stainless steel handrail and posts would be fixed to the flat roof of the single storey extension and walls either side to create a short balcony 900mm from the rear wall of the existing dwelling. The function of this balcony would be to provide access to the flat roof, surrounding walls and main roof above for the purposes of maintenance and repair. The balcony has not been designed and would not be practical for use as an area for a table and chairs.

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Impact on Character and Appearance of the Area

The proposed front porch has been designed to be in-keeping with the heritage and character of the existing dwelling and also respect the Conservation Area in which it resides. The single storey rear extension is mostly hidden from public view, by virtue of it being an infill development, but it has been designed to respect the character of that part of the existing dwelling and to minimize any impact it may have on surrounding properties.

There is a Grade 2 semi-detached listed building to the north of the application site at 2 & 4 Waterworks Road. The proposed front porch is remote from this location and represents a minor addition to the principle elevation of the existing property. As the built form and materials will be in-keeping with the existing dwelling it is considered that it will not in any way harm the heritage asset.

Overlooking and Overbearing Considerations

The proposed front porch is a single storey extension and would not produce any overlooking issues or, due to its scale, have an overbearing impact on adjacent properties.

The proposed rear extension is also single storey and being at ground floor level the new double glazed French doors would not overlook surrounding properties as the view would be confined to looking straight down the yard and beyond into the rear garden. Due to its scale and position at the rear of the property the proposed single storey rear extension would not have an overbearing impact on the adjacent property at 3 Waterworks Road.

The proposed French doors and balcony at first floor level are situated between the existing two-storey rear extensions of the adjacent neighboring property and the existing dwelling. Views to the north and south will be blocked by the walls of these extensions and so there will be no overlooking or privacy issues from these two aspects. The view from the new French doors and balcony would be the same as from the existing window in Bedroom 1 and therefore any perceived overlooking would not be increased by these new additions.

Access

At the front of the house there is a small amenity area with a path that provides pedestrian access to the front entrance door from the pavement. This area is used to store two wheelie bins against the boundary fence, but is too small to accommodate on-site parking. There is unrestricted parking on both sides of Waterworks Road, which provides ample parking spaces for residents and visitors.

Ecology & Biodiversity

It is assumed that a Bat Survey will not be necessary as the proposed works are single storey ground floor extensions and will not affect existing tiled roof spaces. Householder planning applications are exempt from the 10% Biodiversity Net gain requirement introduced in 2021.

Flood Risk Assessment

The application site is situated in Flood Zone 1, which has been designated as having a “very low” risk of flooding from rivers and the sea as well as from surface water flash flooding. This has been calculated by the government website as a yearly risk and projected well into the future until 2060. The existing combined drainage system will take any extra surface water generated by the proposed extensions and as the proposals are minor in nature it is considered that they will not increase the flood risk to the property.

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Conclusion

From the description of the proposed works above and accompanying drawings it can be seen that the alterations to this property are confined to the addition of a front porch and a single storey infill extension at the rear of the original building. The proposed ground floor extensions have been designed so that they will not interfere with any architectural features that typify the heritage of the existing property and Core Policies 50, 57, 58 and 67 have been taken into consideration during the design process. Due to the minor nature of the proposed extensions it is considered that they would create a very low impact, which would in no way harm the heritage and character of the existing building or other properties in the wider Conservation Area.

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This statement should be read in conjunction with the following documents:

WAT1/01	Existing & Proposed Floor Plans & Elevations
WAT1/02	Existing Elevations
WAT1/03	Proposed Elevations
WAT1/04	Proposed Section X - X
WAT1/05	Site Location Plan
WAT1/06	Existing Block Plan
WAT1/07	Proposed Block Plan
	Photo Sheet 1
	Heritage Statement