

DESIGN ACCESS AND HERITAGE STATEMENT

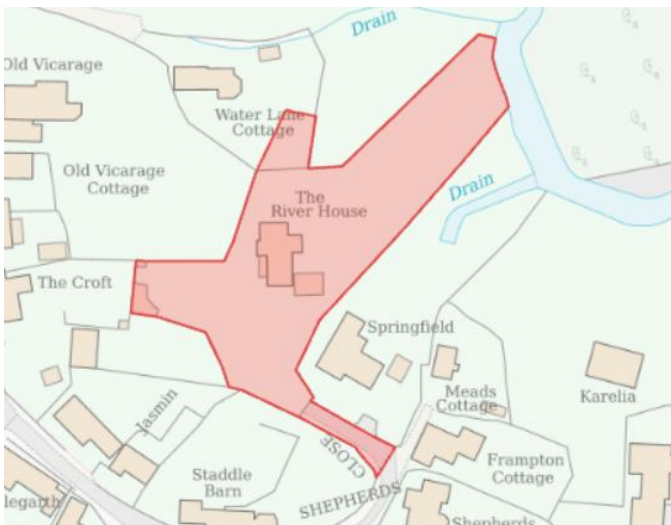
FOR ALTERATIONS TO THE RIVER HOUSE, SHEPHERDS CLOSE, COOMBE BISSETT

INTRODUCTION

This Planning Statement is in support of the application made to Wiltshire Council for the proposed internal and external alterations to repair and improve an existing property at the above address.

SITE LOCATION

The property is located off of Shepherds Close a narrow access road serving six properties from the Homington Road in a purely residential area on the eastern portion of Coombe Bissett, a small village to the southwest of Salisbury. Homington Road is the main road though the village with houses arranged either side of the road in a ribbon development pattern. Shepherds Close is one of several small lanes which lead off of the main road to offshoot developments behind the main road.



The houses in the immediate area are generally detached with a variety of plot sizes and house styles. Modern infill sits alongside historic thatched properties to create the village that exists today. As such no one style particularly dominates over the others. The River House, a detached two storey dwelling boasts a large private site accessed from the end of Shepherds Close. The property is set within well-defined planted, walled and fenced boundaries with good separation to all its neighbours.

SITE DESCRIPTION

The site is accessed from a driveway sloping down to the turning circle in front of the house and garage. The existing garage is a single storey flat roofed building alongside the main house. The site extends to the west with a lawn, pool, pool house and established planting. The majority of the garden, laid to lawn extends to the northeast down to the River Ebble some 70m away from the house.

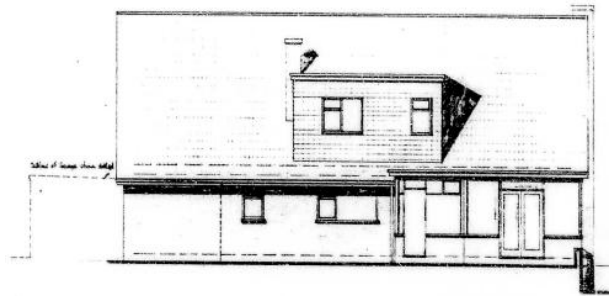
PROPERTY DESCRIPTION

The existing two storey building was constructed as four bedroom house and is a simple rectangular building with brick elevations under a profiled tile roof with low eaves on one side of the property.

Due to the roofs asymmetrical profile a box dormer was added one side and a flat roof dormer on the other.

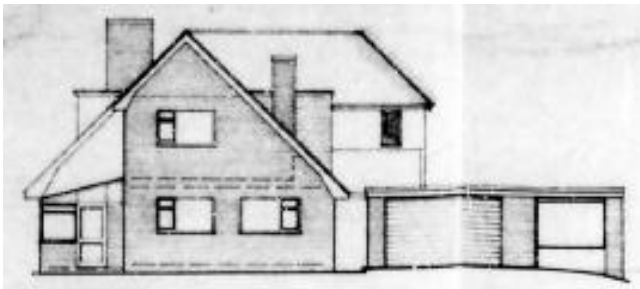


Original South Elevation



Original East Elevation

In 1988 an application was made (S/1988/0462) to extend the property to the north creating a large sitting room with a further bedroom over and a cellar below. The scheme added a projecting first floor wing with a hipped roof and tile hung elevations. The brick used in the extension was similar but not an exact match to the original.



Altered South Elevation



Altered East Elevation

The property to the large part, has remained unchanged since the implementation of the approved scheme in the late 80s early 90s, however the methods of construction from the time of building have resulted in several issues which the new owners are keen to address.

The extension windows which are timber have not weathered well, while the replacement upvc windows have had issues, worst of which being the flat roof dormer on the west elevation leaking into the property.

In repairing the flashings to the dormer it was found that the roof battens were in poor condition and the tile roof was failing in places.

The external appearance is a mixture of differing materials and window styles/proportions, the box dormer is basic and functional and there is no obvious entry point to the building.

Internally little has changed in the core of the property since the extension works were undertaken. The detailing is simple and of its time, but due to the way the extension overbuilt and added on to the original house the layout is compromised and the spaces do not flow within the building.

Access into the main hallway is via overly large conservatory on the west elevation, constructed from a mixture of timber, brick and glass all under a polycarbonate shallow pitched roof. The access is hidden from the driveway due to being set back from the gable on the south elevation.

The only other house access is via an alley between the garage and house leading to the back door. Neither access is obvious on arrival to the building, and this is a significant issue for the clients.

This planning application seeks to improve the overall appearance of the property by addressing the underlying issues with the materials, fenestration and house access, whilst also taking the opportunity to rearrange the interior layout all in a manner sympathetic to the properties setting.

PLANNING HISTORY & CONTEXT

The River House was constructed in 1966 and later extended in 1988 under planning application (S/1988/0462). The extension was considered acceptable in terms of scale and design and given its screened position, heavily planted boundaries and distance from the adjacent properties, permission was granted with standard conditions.

The property sits within the Conservation Area of Coombe Bissett which covers the majority of the village with the exception of the properties along the Blandford Road and newer properties to the east. The River House sits in the heart of the designated area with the River Ebbles marking its northern boundary.

The property has a favourable planning history, mainly due to the size of the site and its privacy within the village.

With various permissions being granted in the immediate area for extensions and alteration works it would appear that considered schemes which take into account their setting within the Conservation Area are acceptable in planning terms.

The River House is in need of updating and repair given its age and the additions to the rear and side of the property have done little to improve its appearance.

PLANNING POLICY

WILTSHIRE CORE STRATEGY Core Policy 58 ensuring the conservation of the historic environment Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

SALISBURY DISTRICT PLAN Adopted Local Plan - Conservation Objective: To protect those features, sites and settlements of historical, architectural, and archaeological interest which contribute to the districts and the nation's character, whilst ensuring that where new development occurs, it respects and, wherever possible, enhances the environment within which it is located.

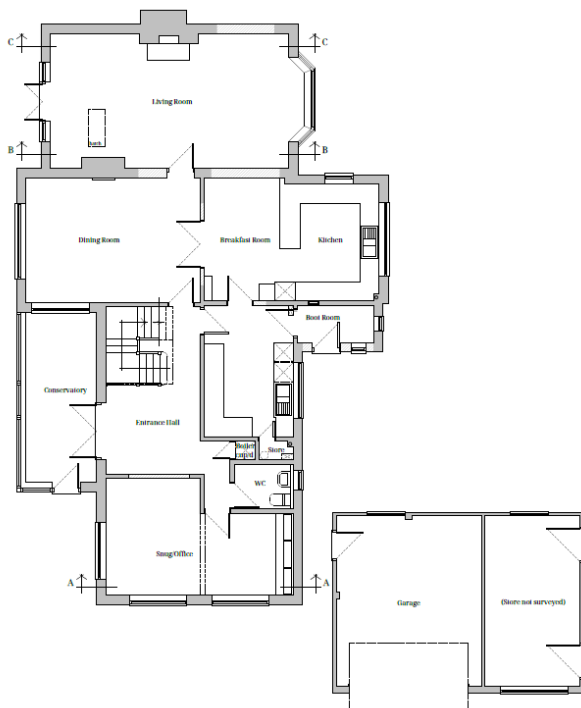
It is hoped the proposals (set out below) respect the setting of the property within the Conservation Area and address some of the evident issues in its construction in order to prolong the life of the property and improve its appearance.

PROPOSALS

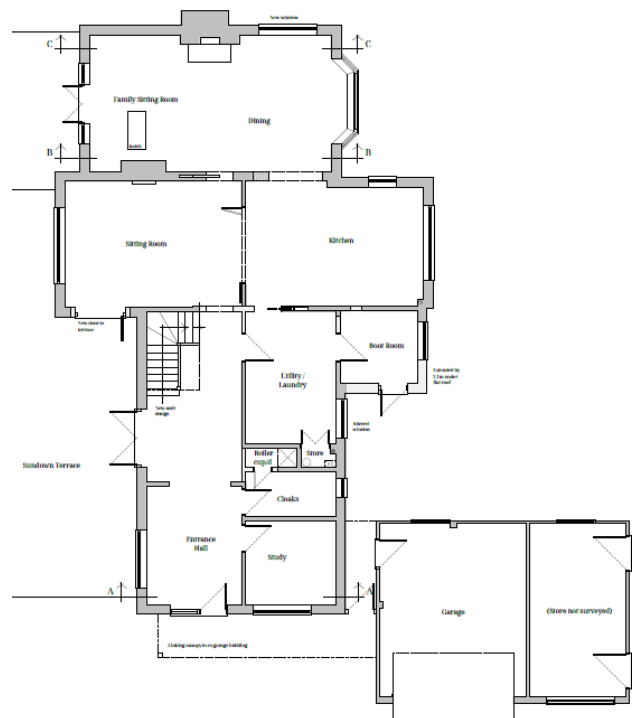
This application seeks householder planning and conservation area consent to:

- Remove the existing conservatory and a new entrance door in the south elevation with a canopy over.
- Replace existing double glazed windows and doors with appropriately detailed double glazed casements and doors in existing or altered openings.
- Remove the flat roof areas on dormers and garage, reinsulate and recover in a modern single ply membrane.
- Replace the existing failing roof tiles and battens and reroof in slate while improving the detailing around all roof elements and junctions.
- Clad the external walls above dpc with vertical timber boarding (grey in colour) to unify all wall faces with a natural material with suitable detailing.

- Add dormer windows (replacing velux windows) to first floor rooms as indicated to improve headroom to sloping roof spaces.
- Alter the existing staircase and access into the entrance hall and add a partition to create smaller office from the existing larger space.
- Improve the general ground floor layout by opening up the Kitchen, Living and Dining spaces.
- Extend the existing Boot Room by 1.1m to make it a more usable space, remove its pitched roof and replace with flat roof over new extended structure.
- Improve the master suite on the first floor and improve headroom in lower sections of the roof slope.
- Add solar panels to the main roof to work in conjunction with existing solar panels on current garage roof.



Existing ground Floor



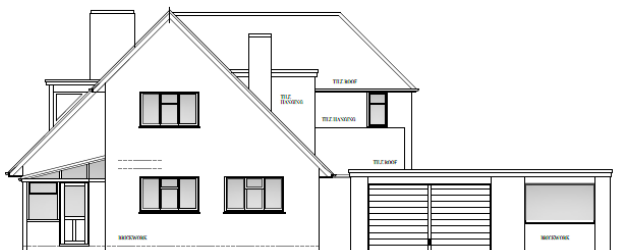
Proposed Ground Floor

By creating a new entrance to the property and reorganising the spaces behind it a dedicated Entrance Hall can be created flowing into the rest of the house beyond. The entrance way will be protected by a projecting flat roof canopy which will link with the garage roof structure, tying the two buildings together visually.

The existing large office space can be sacrificed to create the entrance without losing a useful work from home space that whilst smaller is still suitable for such a use.

The existing fenestration is in need of replacing, several window and door frames are rotten and no longer weatherproof. This includes the more recent additions where a dormer was added to bedroom 3 which leaked to the point of needing repair. It is proposed to replace the windows and doors with powder coated aluminium double glazed units in a dark grey colour. This type of modern frame will unify all the openings on the various elevations rather than the mixture of timber and plastic that currently exists. They will offer better protection and visually sit well against the proposed vertical cladding.

The upper portions of the first floor elevations are tile hung under a hipped roof, the current box dormer is also tile hung. The detailing around the windows is poor and the dark tiles contrast with the existing brickwork. The 'extension' was constructed in a different brick to main house. It is proposed to remove the tile hanging in its entirety, check the underlying structure and reclad those elements using vertical timber boarding in varying widths. This cladding will also be added to all elevations above the dpc level to pull together all the different building elements on the house. By simplifying the palette of materials visible the overall appearance is improved.



Existing South Elevation



Proposed South Elevation

Using natural materials fixed over new battens and building membrane protects the building going forward and allows various roof to wall junctions to be improved and made weathertight.

The internal layout of the property remains largely unchanged but on the ground floor spaces have been linked together with new openings in existing walls creating different routes throughout the floor plan.

A small extension on the side of the current boot room will create a more usable space suitable for modern living, unlike the current arrangement.

On the first floor the current master bedroom suite will be improved with a dedicated dressing area and a larger ensuite, the latter gaining headroom by the addition of a dormer window in place of the existing velux window lighting this space.

The new ensuite creation will reduce the size of the adjacent bedroom (bedroom 2) but the addition of a further dormer window will improve the usable space within it. The number of bedrooms and bathrooms on the first floor remain unchanged but they are improved by the reorganisation.

Externally the removal of the conservatory will allow for the creation of a new terrace facing the pool, new doors will open on to this space from entrance hall and the sitting room.

MATERIALS GENERALLY

The proposed changes will incorporate suitable materials to modernise the style of the property without impacting on the setting of the private site.

Where the brickwork sections of the property are overclad, the new rain cladding layer is added protects the existing walls further from weather ingress and increases the longevity of the house as a whole.

Where any new openings created or existing openings altered, care will be taken to match the existing construction beneath to provide continuity and integrity of the cavities and window/door reveals.

The new cladding to the existing walls be constructed in timber vertical boarding off of the existing structure. The use of natural materials will sit well against the natural green backdrop of the site provided by the established planting and boundary treatments and will be an improvement on the mixture and quality of materials currently on site.

The existing pitched roof has issues in terms of its weathertightness and stability, by stripping the roof, replacing the roof felt with a modern breathable alternative and re-battening the underlying structure of the roof is protected and allows a solid base for the slating of the roof and the addition of solar panels.

The upgrading of the roof will also extend to the flat roof areas currently covered in felt and chippings now past their normal life span. By adding a modern single ply roof membrane on new decking the longevity of these elements can be increased.

LANDSCAPING

The proposed terracing will be from natural stone paving laid in a suitable bond against the existing walls covering the area where the conservatory used to sit.

The existing boundary treatments will remain unchanged by the proposals and all established planting remains.

ACCESS

The existing pedestrian and vehicular access into the property will remain as existing but the opportunity will be taken to add a paved area in front of the new entrance linked to the turning area in front of the house.

SUSTAINABILITY

The proposals seek to create an improved appearance to the property as a whole using the modern construction techniques upgrade the fabric of the building.

The scheme looks to retain all natural features on the perimeter of the site where possible, with a view to protecting natural habitats which may be present and retaining the natural backdrop to the site.

Where possible materials for the construction of outbuilding will be locally sourced and where mass produced items are required suitable manufacturers with reasonable 'green credentials' will be the preferred suppliers.

The addition of more solar panels to the main roof will allow the client to generate and store their own electricity for use in the house or to charge electric vehicles in the future. This reduces their reliance on the standard electricity supply to the benefit of all.

During the construction of the outbuilding and the addition of the cladding and fenestration all necessary precautions will be taken to ensure the protection of existing structure and boundaries. The chosen construction firm will have experience of similar projects and the expertise to ensure a good quality end product.

CONCLUSION

The nature of the development has no impact on accommodation levels of the dwelling and only seeks to improve the overall fabric of the building and reorganise the layout to suit the owners' needs more closely.

The principal change to the 'public' side of the property is the creation of a new front door in a more prominent position.

The replacement of the windows and cladding of the wall after the changes will result in an improved appearance to that which currently exists.

The changes to the rear of the property will solve issues with the current mix of materials on site and the poor detailing that exists. The recladding of the walls in a natural material using traditional details will sit well against the garden setting of the house and will unify the previous extension more successfully.

The client's investment in improving the fabric of the property will be significant and shows a willingness to care for the property. The continued improvement of the home ensures the longevity of the property and its setting in the Conservation Area for the foreseeable future.

The impact on the neighbouring properties and the Conservation Area will be negligible with goal being to improve the properties functionality and appearance without changing its character.

DESIGN & ACCESS STATEMENT PHOTO APPENDIX



South elevation with no entrance visible



West elevation with conservatory to be removed



West elevation showing leaking dormer and velux to be replaced



East elevation showing box dormer and areas of tile hanging to be replaced



Boot room to be extended



Garden extending to North



Current Conservatory

DESIGN & ACCESS STATEMENT MATERIAL EXAMPLES



Examples of vertical timber boarding in varying widths



Projecting door canopy example Typical slate roof