

Design & Access Statement

14 Manor Road, Chippenham, SN14 0LH, Wiltshire



existing photograph from street maps

Introduction

14 Manor Road is a Semi-detached dwelling, located in Chippenham located West from Hungerdown Lane, just close to the A350 roundabout. The property is not listed, not in a conservation area, SSSI or AONB but can be seen from the public road of Manor Road.

The property is built of masonry, reconstituted stone walling with a pebbledash render under a double roman clay tile roof. The site is accessed via a private driveway which the applicant owns. The property currently a good provision of off-street parking.

This application looks to extend and alter the existing house to create a property more suitable to modern family life.

Proposed Works

1. Construction of single-storey pitched extension to the rear
2. Construction of single-storey lean-to extension to the side elevation
3. General internal layout alterations

Design

The proposed scheme is intended to enhance and reorganise the existing property to create more functional spaces.

General internal layout alterations are focused to improve flow, view, and connection with the rear garden. These changes include provision of a downstairs WC and functional utility with side access to better suit the property owners' needs as the family grows.

These changes allow for the creation of a contemporary kitchen/dining/family space to the rear and practical utility off of the main kitchen area. The proposals focus on forming better storage throughout.

Massing

The size and scale of the proposed works have been carefully considered to remain congruent with the host dwelling and minimise the impact to nearby properties and setting, whilst still allowing for the necessary improvements to the property.

The lower pitched roof form continues the form of the host dwelling while remaining subservient to the typology by nature of its low ridge. This introduction of the pitched form will improve any impact on the neighbouring properties and soften the rear extension leading into the garden while adding a contemporary design interest to the host dwelling when viewed from the rear garden. The angle of the lean-to extension has kept the low pitch angle of the proposed rear extension to retain a sense of harmony when viewed externally. Although, as shown below, the side extension shielded by the garden gate, minimising any impact from the street view.

Appearance & Materiality

Proposed materials are motivated from those within the local vernacular. To remain in keeping with the surrounding context, both extensions will have a natural-coloured rough finish render to fit inline with the pebble dash and render that is surrounding the area.

The existing pebble dash render will be painted in a similar colour to the extensions to unify and tidy up the properties facade's overall.

The rear and side extension roofing will be proposed to match the existing host dwelling while the rear extension will have Velux rooflight included to further enhance the natural light and solar gains of the family living space.

All new rainwater goods are proposed to be matching UPVC to keep with the existing aesthetic.

Any new glazing to the rear extension will be an aluminium timber composite frame.

To the street facing elevation, white painted UPVC fenestration will be proposed to keep with what is already visible from the public realm, the rear and side elevations will consist of a timber aluminium composite frame on any new fenestration.

Privacy & Impact

The proposed works to the rear elevation will be mostly hidden by the host dwelling, with very little visual or privacy impact on public amenity.

As the proposals seek only to build in single-storey fashion, any impact of overlooking any neighbouring property will be minimised. The side elevation door that is proposed has been increased in size against the existing, to allow for better accessibility. The side entrance being increased in size will allow natural lighting within the utility space where rooflights are not feasible.

Access & Parking

The side access is currently undersized in its width to that of the modern family car and has been disused for this purpose for a long time and instead used for access to the garden and wheelie bin storage. The side extension footprint within this space will therefore not affect the 2 spaces currently provided on the private driveway and ample on street parking is still available.

Conclusion

These proposals for 14 Manor Road stand to have significant positive impacts on the property and lives of its occupants, whilst having little material impact on the public realm, or neighbouring property amenity.

Care has been taken throughout the design process to minimise the impact both on the existing house, and on the nearby properties.

The proposed improvements to the house will enhance the host dwelling and benefit the usability of the building, future proofing the suitability of this property for contemporary family living.

It is therefore hoped the Local Planning Authority can agree with the scheme's positive intentions and contributions.