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Design & Access Statement

10 HIGH STREET, SALISBURY, SP1 2NW

REAR FIRST FLOOR INFILL EXTENSION & REPLACEMENT ROOF TO EXISTING REAR EXTENSION ON EXISTING DWELLING

File: 93120f04

Date: 27/11/2025

Proposal:

The proposal is to retain the current shop on the ground floor and existing 4 bed duplex flat above, and re-develop the existing two storey modern rear extension, by infilling a lower flat roof section and providing the whole 2 storey rear extension with a pitched roof to match the existing.

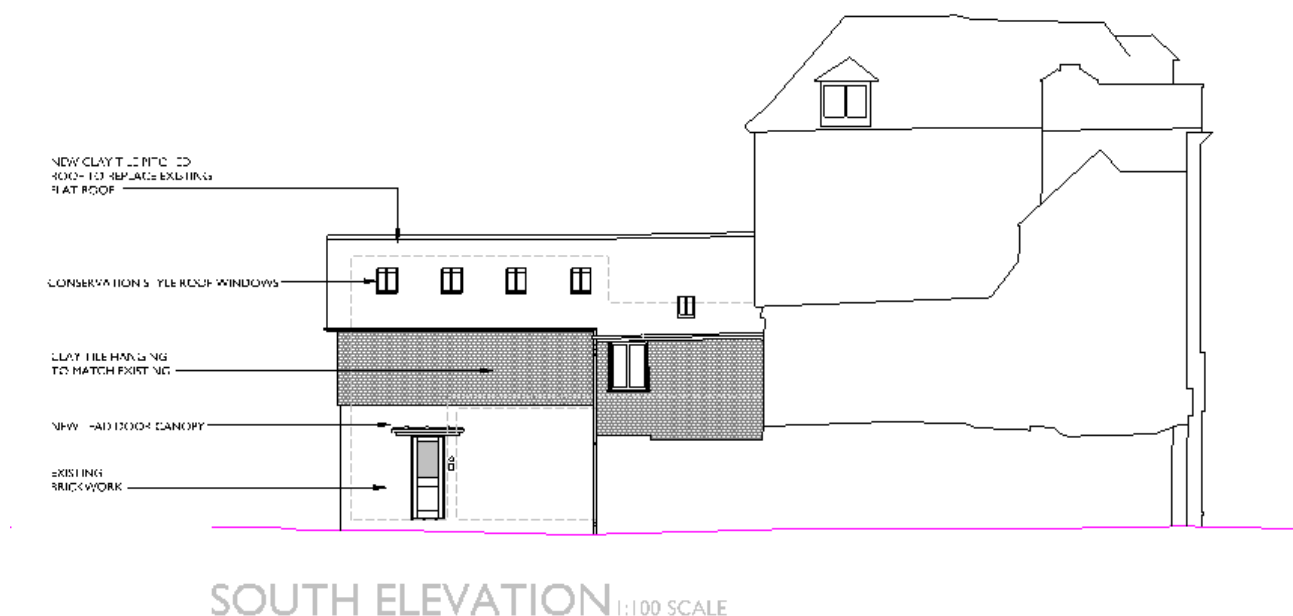


Fig 1. South elevation of proposed scheme.

A heritage statement accompanies this application and the statement of significance has been used to inform the design process. The changes to the building required are considered within the heritage impact assessment contained in the heritage statement report.

Design:

The statement of significance identifies the rear elevation of the building as important for its use of fish scale tiles and the scaling down in hierarchy of the elements of the building as it moves towards the rear of the site.



Fig 2. Photos showing rear elevation with fish scale tiles & modern later rear extensions.

The modern felt flat roof extension is not of good quality in terms of design and material selection. This addition not only diminishes the visual quality of the rear elevation of the listed building but also poses a maintenance problem where it abuts the original property, causing ingress of rainwater into the building damaging its fabric. The new extension will resolve the internal water traps and rainwater pipes and improve the egress of surface water which is causing problems. It will also help to remove areas where pigeons and doves like to nest and roost which also creates problems of debris and waste which must be cleared on a regular basis.

The design continues the pitched roof line of the earlier rear addition and provides a simpler more traditional appearance to the rear of the building.

The new materials proposed will be traditional plain clay tiles to be used for the new pitched roof elements and to replace and supplement the existing and new vertical tile hanging and modern shiplap timber wall cladding sections. This will provide a better match with the tiles on the main building and surrounding buildings providing a visual improvement to the listed building and conservation area.



Fig 3. Existing and Proposed Rear Elevations.

Internally the design enlarges the current kitchen space to allow it to accommodate a dining area, as such the use of this space does not change. The scheme also sees the replacement of the current modern staircase to create a better access to the property moving the bottom tread away from the entrance door making a safer and more usable entrance to the dwelling.

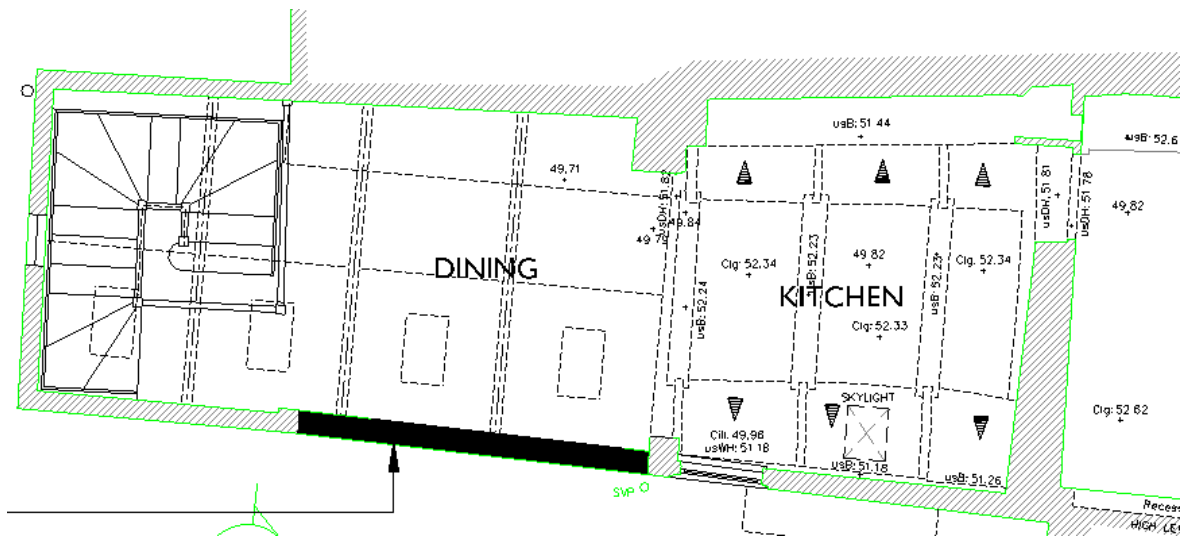


Fig 4. Proposed Kitchen / Dining Floor Plan & Replacement Staircase Layout

This design removes existing modern windows on the south elevation and replaces them with conservation roof windows, providing a better quality of daylight and removes overlooking between properties. A new fixed glazed window is shown on the west elevation to provide natural daylight to the stairwell. A new timber entrance door is proposed to replace the current metal door and a small lead canopy placed above as per the original scheme,

Permission was granted back in 2019 for a much larger scheme; however, this was not implemented due to the pandemic, and a much more modest scheme is now required by the owner.

Flood Risk Assessment:

The site is within flood risk zone 2.

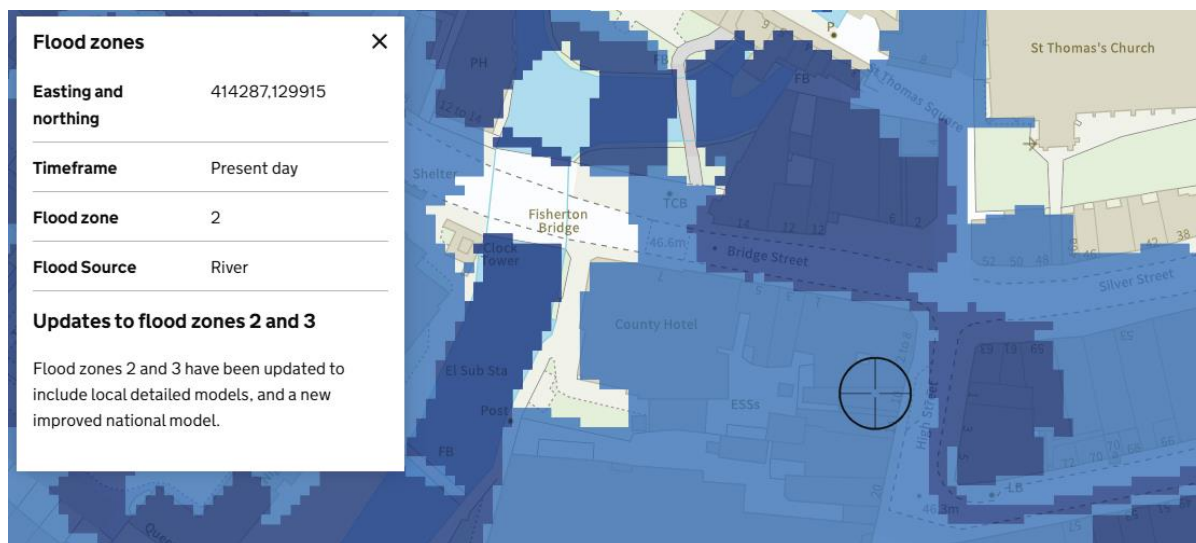


Fig 5. EA Flood zone map site identified in target.

Following the Environment Agency Standing Advice, the proposal is for a minor development a small householder development for a residential extension and is therefore exempt from the requirement to conduct the sequential test.

The development is at first floor level constructed over the existing single and two storey rear parts of the building and will therefore not resort in loss of open land or exacerbate flooding elsewhere.

Being at first floor level the new extension to the existing kitchen of 6m² will be far above any flooding and is therefore no lower than the existing ground floor level.

The proposal does not increase the bedroom number to the property and therefore does not increase the occupancy level.

Conclusion:

Our application demonstrates that the new rear extension can be built with minimal impact upon the listed building while improving the buildings appearance, amenity, functionality and longevity, within the conservation area.

Access:

We are not proposing a change to the main accesses to the existing dwelling. The replacement staircase will be an improvement and in accordance with part K of the building regulations.

End.