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BESPOKE BUILDINGS

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INTRODUCTION

Pax Cottage, Stones Lane is a detached family home with detached garage in Cricklade, SN6 6JW. This application seeks to convert the garage and connect it to the main house with a single storey extension.

EXISTING BUILDING

The 3 bed house is on a large corner plot with stepped topography. It sits slightly below the road surface. The principal elevation looks across the playing fields opposite. It was built in 1875 and it is not listed. It is not within a Conservation Area or a Flood Zone.

The original house has been extended to the north and east and is now rendered in a roughcast finish. The pitched roofs are blue slate.

The garage is a blockwork construction, painted to match the white render of the main house. Roof matches the main house. There is a small porch to the side of the main house facing the garage which is currently the main entrance.



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Above: Existing Block Plan.



Above: Elevation. Source: Rightmove, https://www.rightmove.co.uk/properties/161239715#/?channel=RES_BUY.



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Above: Street view.



Above: Street view to garage. Source: Google Earth.



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PROPOSED SCHEME

The proposal seeks to provide an accessible ground floor bedroom and WC with a garage conversion. The garage doors will be infilled with timber cladding with clerestory windows above 1.7m to avoid overlooking from the street.. A single storey extension will link the converted garage to the main house. The existing porch will be removed. A new window is proposed to the rear of the property looking into the garden.

The proposal will be incorporated into the existing landscaping with stepped decking to the rear. New pedestrian access is proposed to the north-west of the garden.

The scheme seeks to use minimal additions to consolidate the existing buildings into a more functional family home.



Above: Proposed Block Plan.

Massing and Materials

The new extension connecting the main house to the garage is subservient in massing to both existing buildings. It is clad with vertical timbers that will weather over time, such as larch or cedar which will reference the timber infilled garage doors. Glazing frames will be black to match the existing.



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Above: Proposed principal elevation.



Above left: Lightweight timber link. Above right: Street front cladding and clerestory windows.



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Above: Timber extension threshold with decking.

Amenity – Light

There is no impact on light levels to neighbouring buildings.

Amenity – Overlooking

2, Stones Lane has a small window looking towards the garage roof of Pax Cottage. The proposed rooflight is to the side of the garage pitched roof facing the main house to avoid looking up into these windows.

The proposal has some overlooking to gardens for houses fronting West Mill Lane, caused by the site topography. It is no more overlooking than there already is when standing between the main house and garage and this is typical of residential areas.

Parking

Currently on street parking only. The existing garage is too small for modern vehicles, so the scheme has no overall loss of parking. Therefore, existing parking arrangements are unchanged.

Access

New gate provides alternative pedestrian access to rear garden.



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Impact

The proposal has a neutral impact on the street scene. The new additions are contemporary in appearance and in line with the goals of the 'Wiltshire Design Guide' to complement the proposal's locality. By demolishing the existing porch, the main house's silhouette is more similar to the original house. The new extension connecting the garage to the main house prevents views into the garden from the street, increasing privacy for the occupants. New pedestrian access has neutral impact on street scene as existing wall is modern blockwork.

CONCLUSION

The proposed scheme is modest regarding form and uses contemporary materials. It is consistent with local and national planning policies. It has a neutral impact on street scene and enhances the usage of existing buildings.