

Design and Access Statement in support of a Planning Application being made to Wiltshire Council (W.C.) for works associated with a property known as:

WYNESHORE HOUSE, 2 White Street, West Lavington, Wilts SN10 4LW

Background:

The subject property comprises a substantial detached main dwelling--- with several 'out-buildings' in a large plot of land c. (3.5 Acres / 1.41. Ha) -- within the defined settlement boundary of the village of West Lavington, Wiltshire.

The dwelling is also located within the village 'Conservation area'

The current owner wishes to make several alterations to the main dwelling and in particular--- 'recreational areas' at the rear of the property---- to make various parts more 'accessible' for his wife who has MND--- and uses a mobility wheelchair throughout the day.

Scope of Works:

- *Demolition of Conservatory*
- *Erection of Front and Rear Extensions*
- *Landscaping works including Construction of Decked area to rear of property; Erection of Out-buildings; Provision of small 'Patio area' and low wall to front of property*
- *Update of Pond area to rear of property*
- *Installation of Heritage-style Velux roof lights into front and rear main dwelling roof planes*

Design:

There is currently a small conservatory attached to the front (southern elevation) of the main dwelling.

As part of this planning application-- it is proposed to demolish this conservatory and-- in its place-- erect a new extension on a similar 'footprint' to that which the conservatory currently occupies.

Access from the existing conservatory onto a small, grassed area is currently 'limited' and needs revision. It is proposed that the grassed area is to be replaced with a small 'patio area' and access from the newly proposed extension onto the patio area will be greatly improved.

The newly proposed room will be a 'Garden Room' and will provide easier access--- via a set of sliding doors--- to the small 'patio' area.

The existing 'wicket fence' bounding the grassed area to the driveway edge is to be removed and replaced with a low brick wall c. 750mm. high. Bricks to match the existing dwelling will be used for this purpose.

A new rear (northern elevation) extension is proposed to be built.

This extension will provide accommodation for a 'live-in' therapist / carer--- to assist with the client's on-going needs and will comprise of the following:

- *A bedroom for the client's own use*
- *A bedroom for the 'live-in' therapist / carer*
- *A 'therapy room'*
- *A shower / w,c area*
- *A small store for materials to be used during therapy sessions, etc.*

Both newly proposed extensions will be built using facing brickwork to match --as close as practical--- to the main dwelling brickwork.

The roofing for the extensions will be constructed as warm-deck flat roofs-- with a protected parapet design-- as per the existing side (western elevation) extension.

A roof lantern will be incorporated into the flat roof planes--- for both newly proposed extensions.

Heritage-style Velux roof lights will also be installed in both front and rear main dwelling roof planes

Access:

Landscaping:

There are several 'hard standing' areas and grassed areas which are of differing levels and make-up which surround parts of the main dwelling.

Paving slabs, gravel, in-set brickwork, and concrete have been used for various sections of the existing hard standing areas.

Some of these areas at the rear of the dwelling are to be retained e.g. a path leading to a feature yew arch.

As part of this planning application--- the client is seeking approval for areas of decking to be constructed-- such that level thresholds--- and easier access-- can be gained for wheelchair use around the proposed 'recreational areas' at the rear of the property.

N.B. *It should be noted that the general ground levels at the rear of the dwelling are basically 'flat' with no specific height variations----such that the overall height of the decked areas above the general ground level will be not greater than 200 / 250mm*

The decked areas will be constructed using a proprietary non-slip composite decking material-- (Millboard---dark oak) laid over a weed control membrane and sand blinding with a treated timber carcass framework.

The decked areas will be furnished with raised planters. N.B. These are not shown on the plans-- and will be constructed and positioned once the 'footprint' of the decked areas is established.

A post and 'swagged rope' finish will be incorporated around the edges of the decked areas

This area of decking will provide direct access to the beech hedge lined garden area of the property.

A small 'bar' is to be built at the edge of the decked area ---and a 'Garden Room' will be constructed and set onto the decked area to provide additional 'recreational' amenities.

The proposed 'Bar' will be a proprietary unit and will be purchased from a business called 'Rustic Company'. Each unit is said to be 'unique' and therefore the final aesthetic might change during construction. Please refer to drawing DCD26/01/13 --which shows this building in context.

The proposed Gymnasium / Garden Room is to be constructed using the same decking materials and colour -coded to match the decked areas. Please refer to drawings DCD26/01/17 and DCD 26/01/13 which show this proposed building details--and the unit in context with the decked area etc.

A garden pond at the rear of the property will also to be updated and re-modeled in terms of depth contours etc... and part of the proposed timber deck area will 'overfly' the pond at one end.

The pond will be lined out using a butyl membrane on top of a smoothed clay base and sand lined.

The resulting pond periphery will be planted out with reeds and shrubs etc... The pond itself will be planted out with lilies and iris plants--- plus marginal plantings--- in anticipation that the overall result will attract additional wildlife to the garden area.

A 'wicket-fence' will be erected around the periphery of the pond for additional safety.

D. J. Cleverly

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