

Design And Access Statement

Proposed 1-Bedroom Dwelling to Replace Existing Garage/Storage Building

1. Introduction

This design statement accompanies a planning application for the **replacement of an existing garage/storage building with a small one-bedroom dwelling at 48 Empire Road, Salisbury, Wilts**

The proposal seeks to make more efficient use of the existing developed footprint by replacing the current under-utilised structure with a modest, well-designed residential unit. The scheme has been carefully considered to respect the character of the surrounding area while providing a functional and sustainable home.

This Dwelling will be used for the purposes of providing a new separate home for the son of the owners of 48 Empire Road, who has been desperately trying to get on the housing market for many years, but due to the financial costs it had seemed nearly impossible. **This Application now seeks a fantastic opportunity to realise his dreams of owning a new home.**

2. Site Context

The site currently contains **a single-storey garage/storage building** positioned within the existing plot. The building has limited architectural merit and is currently used for storage purposes.

The surrounding area is characterised by **residential properties of varying styles and ages**, typical of small-scale domestic development. The site benefits from existing access and is already part of the established built environment.

The proposal represents a **redevelopment of previously developed land** within the residential setting.

3. Design Concept

The design approach focuses on creating a **compact, high-quality one-bedroom dwelling** that sits comfortably within the scale of the surrounding development.

Key design principles include:

- Respecting the existing part footprint and scale of the garage building.
- Providing a simple and modest form that complements neighbouring properties.
- Ensuring the building remains subservient within the plot.
- Designing a functional internal layout suitable for modern living.

The dwelling will provide an open-plan kitchen/living area, bedroom, bathroom, and appropriate storage.

4. Scale and Massing

The proposed building is designed to be similar in scale to the existing garage structure with its façade wall heights, With a more residential feel with the slope roof to match existing on the street scene, ensuring that the development does not appear dominant within the site. And no longer a bulky Flat roof design.

The overall massing is intentionally modest, reflecting the domestic character of the surrounding area and ensuring minimal visual impact on neighbouring properties.

5. Appearance and Materials

The external appearance will reflect the character of nearby residential buildings while maintaining a simple contemporary aesthetic.

Proposed materials may include:

- Brickwork plinth with a white render walls to match surrounding properties, with Cedar cladding to the Dormers
- Pitched roof with slate
- Modest window openings in keeping with residential scale but with a modern contemporary feel.

These materials will ensure the building integrates well with the local context.

6. Residential Amenity

The proposed dwelling has been designed to ensure there is **no significant impact on neighbouring amenity**.

Key considerations include:

- Careful positioning of windows to maintain **privacy**
- Modest building height to avoid **overshadowing**
- Retention of no increased separation from neighbouring properties

The scheme will provide a comfortable living environment for future occupants while respecting the surrounding properties.

7. Access and Parking

The site benefits from **existing access arrangements**. Parking provision will be accommodated within the existing site where appropriate, in line with local authority requirements.

Pedestrian access will be safe and convenient for residents.

8. Sustainability

Although modest in scale, the proposed dwelling will incorporate sustainable design principles where possible, including:

- High levels of **insulation**
- **Energy-efficient glazing**
- Potential for **low-energy heating systems**

The reuse of the existing developed site also supports sustainable land use.

9. Conclusion

The proposal represents a **sensitive redevelopment of an existing garage/storage building**, providing a modest and well-designed one-bedroom dwelling.

The scheme:

- Makes efficient use of an existing developed site
- Respects the scale and character of the surrounding area
- Protects neighbouring residential amenity
- Provides a small, high-quality residential unit

For these reasons, the proposal is considered to be an appropriate and sustainable form of development, and approval is respectfully requested.