

Design & Access Statement

Site:

**173 Bradford Road,
Winsley, Wiltshire,
BA15 2HN**

Applicant: G Sutton & S Horgan

Agent: *Robinson + limited*

Disclaimer

PREPARED BY:

David James Robinson Architect / Robinson + Ltd

STATUS / USE:

Planning

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INITIAL INFORMATION

SITE **173 Bradford Road, Winsley, Wiltshire,
BA15 2HN**

WHAT3WORDS/// **crockery.disengage.renews***

SUMMARY OF PROPOSALS

Single storey extension to garden (northern) area of existing dwelling

New dormer to first floor ensuite (facing garden / north)

Proposals cannot be seen from public view, the street or on the principle elevation. Proposals represent a 15% increase in total floor area and cover less than 10% of the total site.

Proposals are designed to be contemporary and make the host dwelling legible. Proposals due to their scale, materials, design and form can reasonably be described as a proportionate and reasonable addition to the host dwelling. They remain subservient and represent minor adaptations to the existing property.

* Street addresses aren't often accurate enough to specify precise locations. This can make it difficult to find places or describing exact sites. What 3 words divides every 3 metre square of the world and assigns it with a unique combination of three words. This is provided to assist to understanding of the location of the majority of proposed works.

SITE: CONTEXT

The application site, 173 Bradford Road, is located within the village of Winsley, Wiltshire (BA15 2HN). Situated on the southern side of the B3108, the property sits approximately two miles west of Bradford-on-Avon.

The site is positioned within the Winsley Settlement Boundary, meaning it is generally considered a sustainable location for minor development or residential enhancement.

2. Property Description

The subject property is a detached residential dwelling characterized by:

Modern Construction: the house was constructed in the 20th century and contains modern re constituted stone walls and clay tile roof.

Plot Characteristics: The site features a well-defined residential curtilage with established boundary treatments. The building is set back within the plot to the road.

Access: Direct vehicular and pedestrian access is maintained via Bradford Road.

DESIGN & ACCESS STATEMENT

Use Residential	Amount Limited to areas shown and proposals represent less than 10% of the total site area
Layout The layout and plan form of the property is maintained or added to. No change to access.	Scale Host building clear and legible, proposals subservient to host features and context
Landscape & site unchanged	Appearance Existing maintained - not visible from public areas or principle elevation. Dormer is traditional in appearance while the extension is contemporary.
Access No change to access or parking.	Other

DESIGN & ACCESS STATEMENT

TYPE OF WORK PROPOSED

New Single storey extension?	✓
New Double (or more) storey extension?	
New Floor Area Created?	✓
Number Of Dwellings Created	
Relates to other development?	

NEW WORKS LOCATION:

Located on or affect the primary (or principle) elevation	
Located on or affect the existing rear elevation.	✓
Located on or affect a side or infill elevation.	
Extends more than 4m beyond rear wall of the original house (detached dwellings)	
Extends more than 3m beyond rear wall of the original house (other type e.g. terrace).	
Proposals within 7m of any boundary which is opposite the rear wall of that dwelling	
Proposals within 2m of the boundary & width greater than 1/2 width of the original dwellinghouse	
Any extension or works are subservient to existing building?	✓
Flood risk zone?	
Radon risk?	(not tested)

DETAILS OF NEW WORKS:

New elements exceed 4m in height	
Area created more than 1/3 of all existing (original) buildings on site?	
Area created more than 50% of the total area of the curtilage? (Excluding original building area).	
Appearance of existing exterior materials changed?	✓
Changes the roof form or pitch	
Affect existing windows / doors	
Creates new window / roof-light?	✓
Affects or potentially alters amenity (including overlooking or loss of privacy).	
Create a verandah, balcony or raised platform?	
Affects or installs a microwave antenna, chimney, flue or soil and vent pipe or; Relates to installation of solar panels, solar thermal or photovoltaic arrays.	
Is parking or vehicular access affected?	
Could create loss of outlook, loss of light or overshadowing to main / habitable rooms to neighbours	
Neighbours have been consulted & are aware of this application.	

CONCLUSION

Proposals appear to be very limited in nature. Appropriate detailing and materials have been considered, along with matching existing or surrounding detailing.

Refer to all information submitted as part of this application.