

DESIGN & ACCESS STATEMENT

for

**REPLACEMENT OF EXISTING CONSERVATORY
WITH NEW GARDEN ROOM**

at

**509 LITTLECOTT HILL,
ENFORD,
PEWSEY,
SN9 6AL**



1. Introduction

- 1.1. This Design & Access Statement has been prepared and submitted as part of a Householder planning application, seeking permission to replace an existing conservatory with a single-storey garden room extension.
- 1.2. This Design & Access Statement has been prepared in accordance with the requirements of the National Planning Policy Framework, as well as the Wiltshire Core Strategy 2015 and relevant standards and guidance.

2. Property Description

- 2.1. 509 Littlecott Hill is a semi-detached, two-storey residential dwellinghouse, located at the north end of the tything of Littlecott, within the village of Enford. Whilst the property itself does not have Listed status, the property is located within the Enford Conservation Area, hence the requirement for this Design and Access Statement.



Figure 1 – Aerial Photograph of Enford, showing site location (OS Maps)

2.2. Whilst the site is only approx. 100m away from the River Avon, there is a significant change in levels, with the property located at a much higher level than the river. This is evident when accessing the site, as the difference in levels between the access track and main road is visible immediately. Therefore, the site does not fall within a Flood Risk Zone, and a Flood Risk Assessment isn't required.

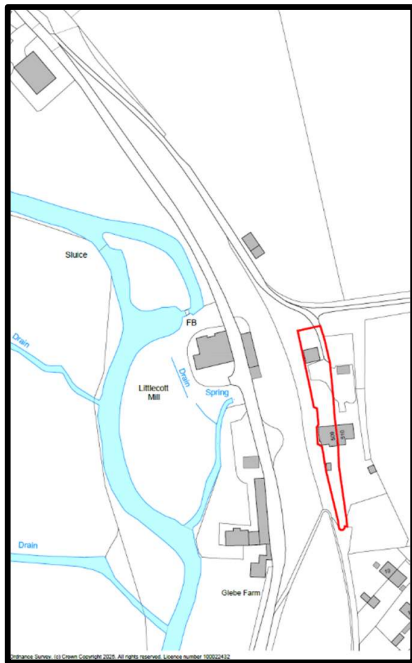


Figure 2 – Site Location Plan



Figure 3 – Access track to site (left), indicating difference in levels

2.3. The site is relatively narrow, running from North to South, with the North elevation being the primary front elevation of the property. The driveway is shared between the property and the immediate neighbour to the east (510 Littlecott Hill)

2.4. The property is constructed of brickwork walls, with a hipped roof finished with profiled interlocking concrete tiles. The eaves are finished with timber painted black, with black UPVC rainwater goods. The windows throughout the property are white UPVC, with a composite front door. There is a white UPVC conservatory across the rear of the property, which the client is seeking permission to remove and replace with a new garden room.

3. Planning History

3.1. There have been several planning applications submitted related to the property. A full list of planning applications attached to the property are as follows:

Reference:	Description of Works:	Decision:	Decision Date:
K/36682	Erection of a two storey extension plus detached double garage in rear garden.	Approved with Conditions	18/01/1999
K/37167	The erection of a double garage	Approved with Conditions	07/05/1999
K/51494/F	Single storey front extension and single storey rear conservatory	Approved with Conditions	17/02/2005

4. Description of Proposed Works

4.1. This application is seeking permission to replace the existing conservatory with a new garden room. The building fabric proposed garden room will be constructed with warm construction methods, to reduce the amount of heat loss that the conservatory currently experiences.

5. Materials and Appearance

5.1. The majority of the external materials to be used will match those of the current dwelling, with the exception of the new doors and windows. The materials to be used is as follows:

- **Walls** – Brickwork to match existing
- **Roof Tiles** – Concrete / clay roof tiles to match existing
- **Windows** – Aluminium
- **Doors** – Aluminium
- **Rainwater Goods** – Black UPVC to match existing

6. Amount & Scale

6.1. The proposed garden room will have a greater overall footprint than that of the current conservatory. The overall footprint of the current conservatory is 20m² and the proposed garden room will have an overall footprint of 34m².

6.2. The layout of the garden room will match the L-shape of the current conservatory, with the additional floor area created through extending the longest part of the conservatory (out from the rear of the house) by an additional 3.7m, creating an overall extension length of 7m.

7. Access

7.1. As the proposal works affect only the rear of the property, the current access to the property will be unaffected

8. Parking

8.1. As the proposal works affect only the rear of the property, the current parking arrangements for the property will be unaffected

9. Landscaping

9.1. There will be no landscaping works required as part of the proposals

10. Photographs



Figure 4 – Front (North) Elevation



Figure 5 – Rear (South) Elevation



Figure 6 – Extent of slope / change in levels to side (West) of property