

SPACE Design Solutions Ltd

DESIGN ACCESS AND HERITAGE STATEMENT

FOR ALTERATIONS TO THE OUTPOST, LITTLE LONDON, BROAD CHALKE SP5 5HL

INTRODUCTION

This Planning Statement is in support of the application made to Wiltshire Council for the proposed extension of an existing cottage at the above address.

SITE LOCATION

The property is located on the edge of Broad Chalke on a lane know as Little London. Little London is a single carriageway and a no-through road. The lane provides access to four dwellings and ends with The Outpost as the final dwelling along its length. Little London is on the western edge of Broad Chalke a small village to 7 miles west of Salisbury.



The four houses are all detached properties with similar of plot sizes. The Outpost is a detached two storey cottage accessed from a track at the end of the tarmac section of the lane. Access to the site is from a private drive off of the track at the southern end of the site. The property is set within well-defined planted and fenced boundaries which are shared with a single neighbour to the Rose Bower.

SITE DESCRIPTION

The property runs parallel to the track boundary with access from the drive before the track turns into public footpath into the countryside beyond. To the front of the house is a lawn set behind the timber boundary fence, there is a small patio to the south with driveway, parking and a larger garden beyond. The rear of the site is close to the back of the property and defined with a timber panel fence with established trees behind it on the neighbour's land. To the north is an area of lawn and this is the potential site for the extension. The northern boundary is shared with Rose Bower with a tall boarded fences separating the two properties.

PROPERTY DESCRIPTION

The existing two storey building is a simple rectangular building with rendered elevations under a slate roof. The property was extended to the south in matching materials in 2011 under application S/2011/1097. The extension was designed to be subservient the original cottage and houses a dining room and master bedroom.

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The proposal does not alter the layout of the four bedroom dwelling which will remain in its current configuration. This application proposes upgrading the property's parking by adding a bespoke carport, workshop store, and attic storage for the client's exclusive use.

PLANNING HISTORY & CONTEXT

The property was extended in 2011 and the extension was considered acceptable at the time in terms of its scale, design, location and position. Permission was granted on 7/9/2011 with standard conditions.

The property sits within the Conservation Area of Broad Chalke albeit on the very western edge of it, in fact it is the last property within the designated area boundary. Little London is remote from the rest of the village accessed from a lane alongside the watercress beds at the west end of the village. The lane provides access to four dwellings three of which (including The Outpost) have been granted permission for extensions in the past, suggesting that considered schemes are acceptable in the immediate area.

PLANNING POLICY

WILTSHIRE CORE STRATEGY Core Policy 58 ensuring the conservation of the historic environment Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

SALISBURY DISTRICT PLAN Adopted Local Plan - Conservation Objective: To protect those features, sites and settlements of historical, architectural, and archaeological interest which contribute to the districts and the nation's character, whilst ensuring that where new development occurs, it respects and, wherever possible, enhances the environment within which it is located.

It is hoped the proposals (set out below) respect the setting of the property within the Conservation Area and look improve the dwelling to meet the clients long term needs allowing them to remain in the property.

PROPOSALS

This application seeks planning consent to add an extension to the side of the existing property with new drive access from the existing access track. The open fronted carport will allow for two cars to be parked alongside a workshop and store on the ground floor. An internal stair will lead to the first floor attic space to be used as additional storage and workspace.

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The extension provides the opportunity to create covered storage for the cars, previously not available, with the added opportunity to install charging points should the clients look to change vehicles to electric ones in the future.

The provision of storage space adjacent to the house allows for safe storage of garden equipment and provides a dedicated space to use as a workshop or workspace for the clients.

The extension would be constructed as timber framed structure clad in timber weatherboard over a brick plinth, with the ridge and eaves set below that of the original cottage. The first floor structure is set back from the rear of the ground floor footprint to create a low rear eaves adjacent to the rear boundary.

The extension has been designed to be subservient to the existing cottage and by utilising complementary natural materials, instead of adding more render facades, it can be visually separated from the cottage breaking up the linear nature of the elevation.

The roof will be covered with natural slates to match the existing cottage and the proposed dormer windows (facing the fields across the track) will be clad in the same material. Conservation rooflights will also be added at high level to provide additional natural light into the attic space.

The use of a timber frame structure for the car port with cladding is something that has been used successfully in the immediate area and in other outbuildings in the village. The choice roof material will match the other houses nearby, three of the four properties are slate roofed.

LANDSCAPING

A new sloping driveway will be created from the track down to the new carport. A section of the existing boundary fence will be removed, and drainage channels will be added at the top and bottom of the slope. The track is unmetalled at this point and is not a true highway. There is no passing traffic and as such no visibility splays are provided. The driving/parking situation unchanged as it has up to this point with track access to the last dwelling of the group known as Little London retained.

The existing boundary treatments to the north, west and south will remain unchanged, and any new planting introduced will be of native species to enhance the natural setting of the established garden.

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Three small trees are to be removed to enable the proposed extension, but these are not significant in size or species type and can be replaced elsewhere in the garden to the south if necessary.

The proposed enlarged terrace will be from a suitable paving laid between small retaining walls as necessary in the area formally used as the driveway.

ACCESS

The existing pedestrian access will remain unchanged via the gate and steps in front of the house.

The vehicular access into the property will shift from the southern end of the site to the northern end. The access relationship to the house remains as existing but the area of land overbuilt will be matched by the area of the drive reverting back to garden.

Level access from cars to the house will be possible for the first time under this scheme and the current driveway is set above the house level and only accessible by steps.

SUSTAINABILITY

The scheme looks to retain all natural features on the perimeter of the site where possible, with a view to protecting natural habitats which may be present and retaining the natural backdrop to the site.

Where possible materials for the construction of outbuilding will be locally sourced and where mass produced items are required suitable manufacturers with reasonable 'green credentials' will be the preferred suppliers.

During the construction of the outbuilding and the replacement of the cladding and fenestration all necessary precautions will be taken to ensure the protection of existing structure and boundaries.

The chosen construction firm will have experience of similar projects and the expertise to ensure a good quality end product.

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CONCLUSION

The nature of the development has no impact on accommodation levels of the existing dwelling and only seeks to improve the home by adding covered parking areas and a dedicated flexible workspace to suit the owners needs more closely.

The principal change to the public side of the property is the extension to the north, which has been designed to continue the building line of the house and match the precedent set by the previous extension approval.

The cladding of the upper sections of the walls in a natural material using traditional detailing will sit well against the existing cottage and whilst not matching it provides a suitable method of extending in an aesthetically pleasing form not out of place in the rural setting.

The new first floor views provided by the attic space face open fields rising uphill to the east. There is no view offered towards the neighbour Rose Bower by the dormers and the proposed rooflights that face their garden to the rear are set at high level to negate any overlooking.

The orientation of the site and distance between the properties is such that any overshadowing will not impact on the neighbours amenity levels.

The track is essentially a private access to the dwelling, and no other vehicular route exists beyond the house. The public can only pass on foot, along the established footpath and site safety will be improved to a degree with less of the track being used by vehicles with the relocation of the drive entrance further north. The approach to the village from the countryside will be more visually appealing with the removal of the driveway and the new landscaping that will replace it.

This clients' investment in improving the fabric of the property will be significant and shows a willingness to care for the property. The continued improvement of the home ensures the longevity of the property and its setting in the Conservation Area for the foreseeable future.

The impact on the neighbouring properties and the Conservation Area as a whole will be negligible with goal being to improve the properties' functionality and appearance without changing its character.

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DESIGN & ACCESS STATEMENT MATERIAL EXAMPLES



Examples of natural weatherboarding and traditional detailing



Example of timber framed car barn