

STATEMENT

IN CONNECTION WITH ALTERATIONS TO CRANBROOK, LAVERSTOCK PARK, SALISBURY SP1 1QJ FOR MR AND MRS T KAVANAGH

The Property

Laverstock Park is situated approximately 1½ kilometres east of the centre of Salisbury in a residential development of detached properties and Cranbrook is located in the area of development which is entered from the south via 'The Avenue' and is a detached two storey dwelling with a detached single garage located at the end of a cul-de-sac.

On the ground floor accommodation provides lounge, study, large kitchen/diner, utility and w.c. From the hall a staircase leads to the first floor providing four bedrooms, one en-suite, and with a general bathroom.

The construction is brick under a tiled roof.

The Proposal

The applicants wish to 1--- carry out alterations to the detached garage and 2 --- re-arrange the semi-circular bay window to the lounge to improve the facilities and also the appearance of the dwelling.

1 Garage

The proportions of the single garage are not appropriate for a modern car and do not classify as a single garage, being only 2.7 metres in overall width and 5.4 metres in overall depth. The internal width prevents easy exiting the car

The proposal is to extend the garage by 5 metres in overall length from the north elevation and increase its width by approximately 1.6 metres overall as an attachment to the east side.

The construction will be in brick to match with the existing, with the roof of the extension continued at the same pitch as the roof over the existing garage but with the side extension having a flat roof surfaced in EDPM rubber.

2 Bay Window to Lounge

The present bay window is semi-circular in design but cantilevered from the main wall at sill level.

The roof follows the outline of the bay and is now in need of repair so an advantage is considered to provide a better rectangular bay.

The bay will have a projection from the main wall of the dwelling with a window width of 600 mm, the corner post to receive the main window at right angles. This will be above a cavity brick riser wall with facing brick to match the existing.

The full hipped roof will cover the bay and with lead roll hips in place of tiles

The rectangular bay will increase the footprint of the dwelling by approximately 1.875 sq.m.

Externally, the existing riser wall will be removed down to floor level and a 'platform' formed in timber, approximately 1.75 mm above the lounge floor to give a 'stage' effect and simplify access to windows.

Summary

It is considered the extension to the garage will have no detrimental effect on the surrounding area.

It is considered the bay window alteration will improve the appearance of the property.

Photographs

1. View of north elevation of garage with Ibis House in the background.
2. South-west elevation of dwelling showing bay window.

Cranbrook
Laverstock Park
Salisbury
SP1 1QJ

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Cranbrook
Laverstock Park
Salisbury
SP11QJ

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