

18 Clydesdale Road, Box

Design & Access Statement

Planning application for a front terrace with replacement access steps

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Introduction

This statement is submitted to accompany a Householder planning application for the construction of a new external terrace and access steps at 18 Clydesdale Road, Box, SN13 8EN.

This design and access statement aims to articulate the design principles and concepts that have informed the proposed scheme, and how access issues have been addressed. The statement will also consider the impact of the proposed works on the existing dwelling and its immediate surroundings.

The following documentation has been reviewed for the preparation of this statement; The National Planning Policy Framework and the Wiltshire Core Strategy.



Fig-01: Site Location Plan



Existing Dwelling

The application site comprises a semi-detached residential dwelling located on Clydesdale Road in the village of Box, Wiltshire. The property is set above street level, with the principal entrance accessed via an external stair arrangement to the front elevation.

As shown on the existing drawings (see 182-EX-100), the current access arrangement is defined by a steep flight of steps rising directly from the front garden level to the entrance door. The steps are sharply pitched and relatively narrow, resulting in an uncomfortable and potentially hazardous means of access, particularly in poor weather conditions.

In its current form, the dwelling lacks a usable threshold or transitional space adjacent to the front entrance door, which makes access tight and difficult. The elevated entrance is purely functional, with no opportunity for external amenity or visual connection between the internal living spaces and the front garden.

Overall, the existing access arrangement does not meet modern expectations in terms of safety, comfort, or usability, and presents a clear opportunity for improvement.



Fig-02: Existing Front Elevation

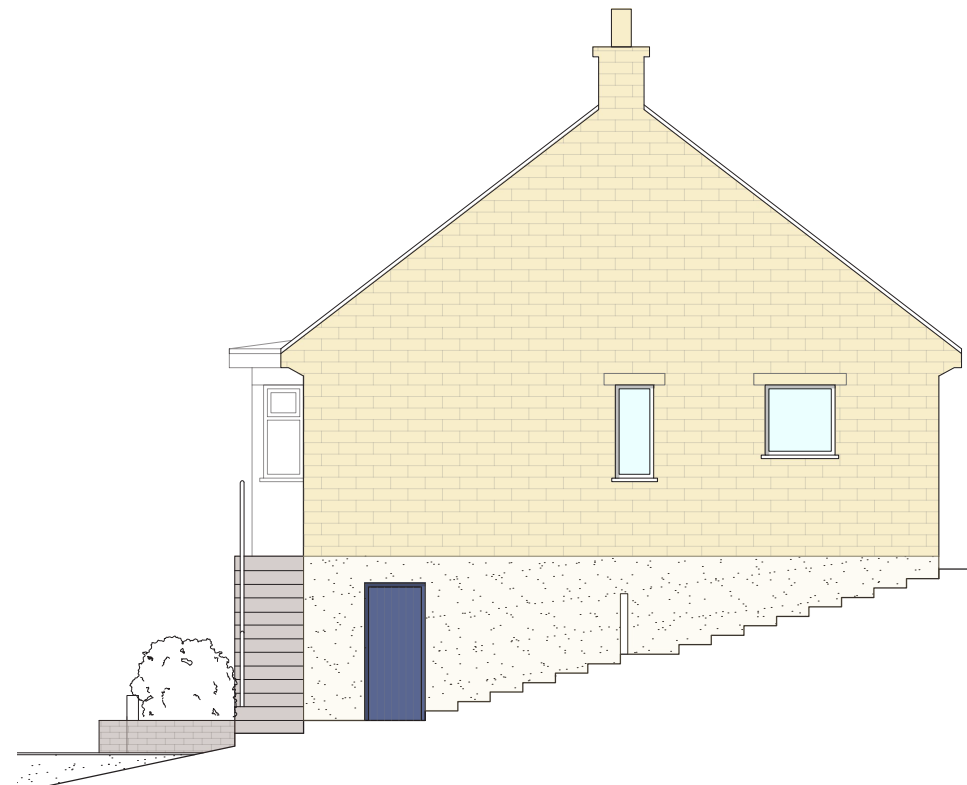


Fig-03: Existing Side Elevation

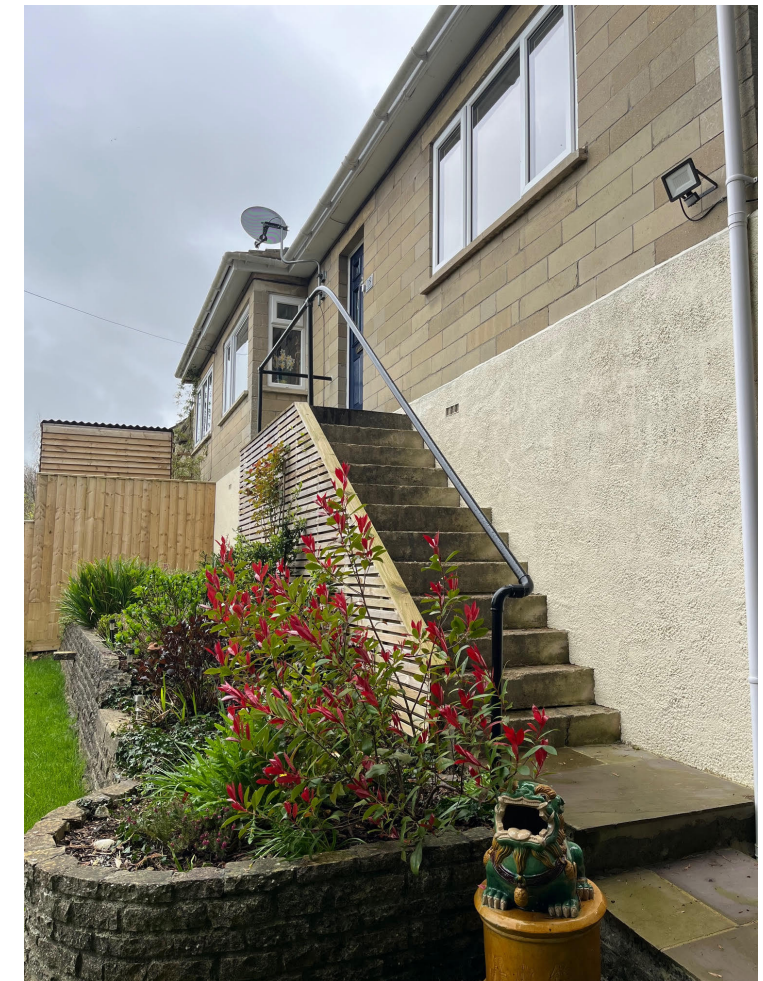


Fig-04: Existing Steep Access Steps

Proposed Works

The proposal seeks to replace the existing external steps and part of the raised planter with a new, well-considered terrace and access arrangement to the front of the dwelling (see 182-PP-100).

The existing steps are replaced with new access steps that have been carefully designed to provide a significantly shallower and more comfortable pitch. By increasing the number of risers and extending the overall run, the new stair achieves a safer and more user-friendly means of access to the principal entrance.

A new terrace is introduced at entrance level, creating a modest and functional platform that serves as both an arrival space and an area of external amenity. This intervention transforms what is currently a purely transitional threshold into a usable and well-defined outdoor space.

In addition, the existing living room window is lowered to form new patio doors opening directly onto the terrace. This creates a strong visual and physical connection between the internal living space and the external environment, enhancing the overall quality and usability of the dwelling.

The proposed layout significantly improves the entrance sequence, providing a clear, safe, and welcoming approach to the property, while also enhancing the relationship between the house and its setting.

The dwelling is located at the end of Clydesdale Road and benefits from a high degree of separation from neighbouring properties. The sloping nature of the site, combined with well-established boundary treatments and planting, provides effective screening to mitigate overlooking concerns, which is not made worse over the existing configuration.



Fig-05: Proposed Front Elevation

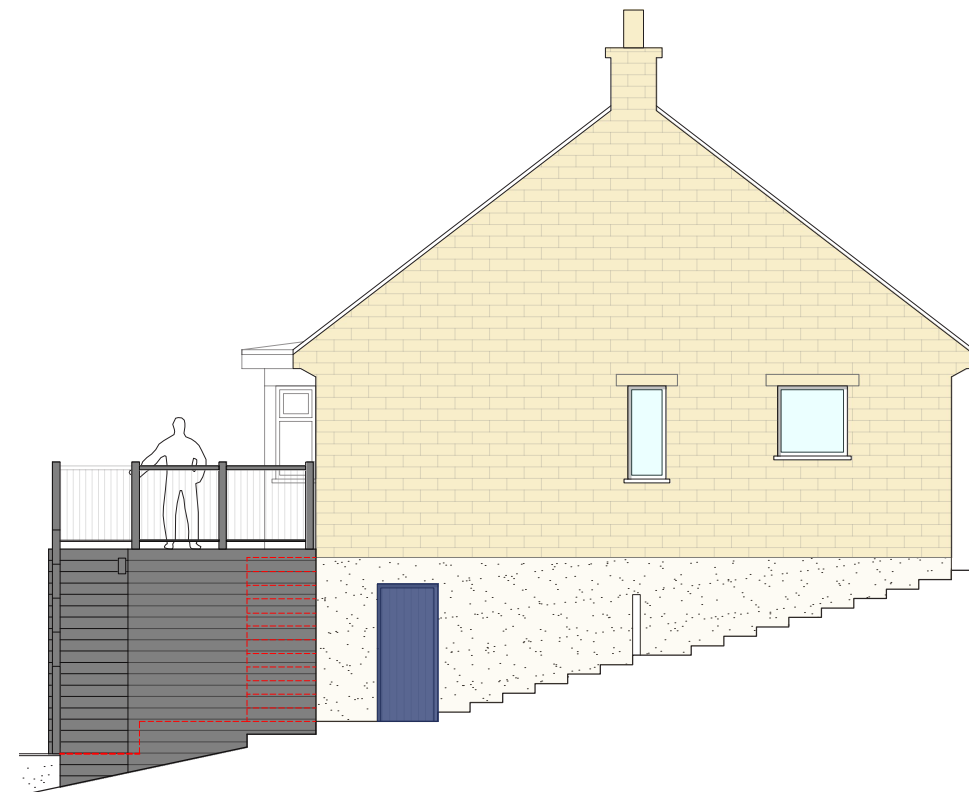


Fig-06: Proposed Side Elevation

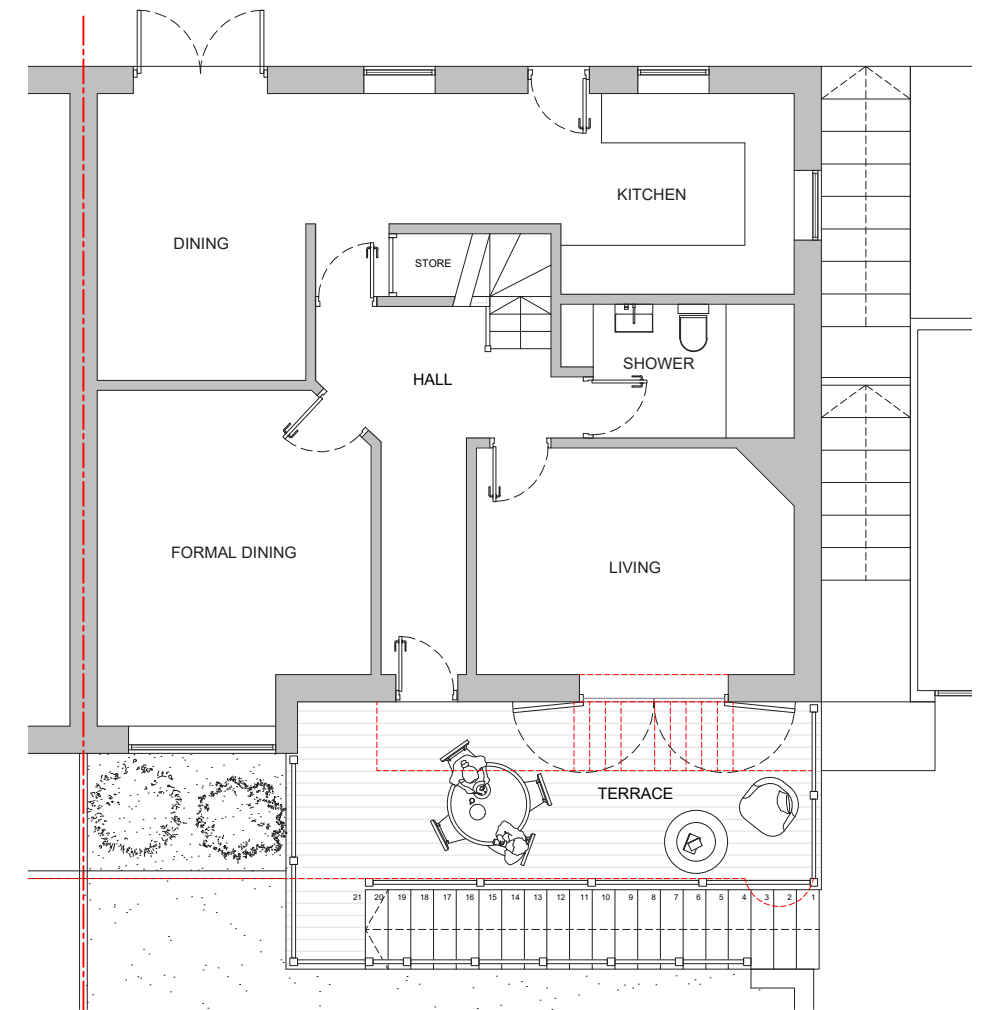


Fig-07: Proposed Plan

Materiality/Appearance

The proposed works are modest in scale and remain subservient to the existing dwelling. The introduction of the terrace and reconfigured steps does not alter the primary form of the building but instead rationalises and enhances the existing frontage.

The material palette has been selected to provide a contemporary and complementary solution with the existing dwelling. Composite decking is proposed for the terrace and stair surfaces, offering durability and longevity while maintaining a high-quality appearance. Anti-slip detailing is incorporated into the stair treads to further improve safety.

Balustrades are formed from a combination of composite elements and metal components, finished in anthracite grey, providing a clean and cohesive aesthetic. External lighting is integrated into the design to ensure safe use of the steps and terrace during low-light conditions. The lights will be on a PIR dusk/dawn sensor to mitigate light pollution.

The lowering of the existing window to form patio doors introduces a contemporary element to the front elevation, but this is carefully proportioned to align with the existing façade composition and does not detract from the overall character of the building. The proposed doors will be in a high-quality 'Crittall' style.

The existing windows elsewhere on the front elevation will be painted anthracite grey, creating a unified and coherent appearance that ties in with the proposed terrace.

The proposed materials and door configuration have been successfully implemented at a neighbouring property, opposite the application site, along Devizes Road. This provides a clear precedent that the proposed works will complement (see Fig-08).



Fig-08: Local precedent with matching material palette



Fig-09: Typical example of the proposed anthracite grey composite boards.

Access/Trees/Conclusion

Access

The primary driver of the proposed scheme is the improvement of access to the dwelling.

The existing steps are steep and difficult to navigate, presenting a potential safety risk. The proposed replacement stair has been designed to provide a more gradual and comfortable ascent, significantly improving usability for all occupants and visitors.

The introduction of a level terrace at entrance height also provides a clear and safe landing area, improving accessibility and ease of movement at the threshold of the dwelling.

Trees

There are no proposed alterations to any existing trees or hedgerows under this application.

Conclusion

The proposed terrace and access steps at 18 Clydesdale Road represent a well-considered and proportionate improvement to the existing dwelling.

The scheme directly addresses the shortcomings of the current access arrangement by replacing a steep and uncomfortable stair with a safer, more gradual, and more usable solution. The introduction of a terrace creates a valuable external amenity space while improving the overall approach and setting of the property.

The works are modest in scale, subservient to the host dwelling, and designed with a high-quality and durable material palette. There is no adverse impact on neighbouring amenity in terms of overlooking, overshadowing, or visual impact.

In summary, the proposal enhances both the functionality and appearance of the dwelling while remaining sensitive to its context. It represents a positive and appropriate form of development and should therefore be supported and granted planning permission.