

COMPARELLI

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Design And Access Statement

For; May Cottage, Church Street, Tisbury, SP3 6NH

Date: 14.05.2026

Rev A 30.05.2026

Introduction

May Cottage is a two storey, attached, stone built house on Tisbury High Street. It was likely subdivided from the eastward corner property to become a 'one up, one down' cottage. Twenty five years ago the first floor was subdivided into two bedrooms (one with en suite) and the ground floor was extended with two single storey extensions; one to the west side to create a kitchen and bathroom and another to the south to create a glazed garden room.

The former is isolated from their garden while the latter is difficult to live with as it overheats in the summer and is difficult to keep warm in the winter.

Proposal

The current owners would like to;

- Build over the kitchen to create a bedroom and a shower room on the 1st floor and restore the original 1st floor to one bedroom. This will make two acceptable sized bedrooms of 12.8m² and 17.7m² (from 8.0m² and 10.6m²)
- Convert their sun room into a kitchen with an insulated roof and halve the glazing on the south elevation
- Convert the existing kitchen into a dining and circulation space
- Add a glazed entry porch

Amount

Existing Site	223.4m ²
Existing Foot Print	72.2m ²
Existing Plot ratio	32.3%

Proposed GR FL extension	6.0m ²
72.2m ² + 6.0m ² = 78.2m ²	
35.02% proposed - 32.3% existing	
Increased density on site	2.9%

Existing Gross internal	82.27m ²
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Proposed 1 st floor extension	19.25m ²
Proposed GR FL porch	<u>+5.82m²</u>
	25.07m ²

25.07m² + 82.27m² = 107.34m² total

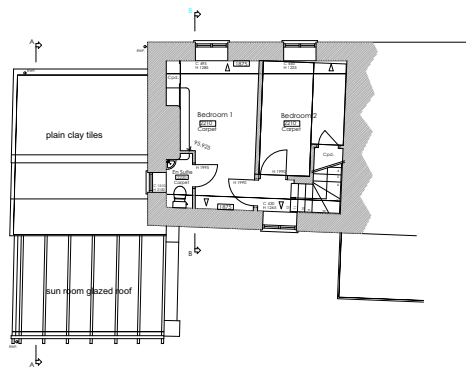
107.34m²/82.27m²

Increase of Gross internal	30.5%
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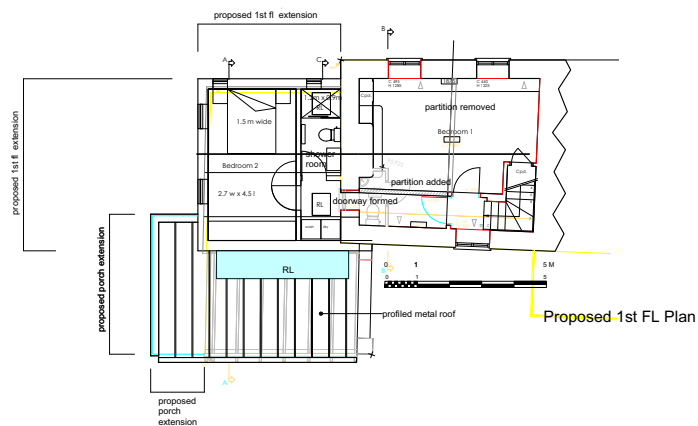
Layout

The layout will remain traditional with 2 bedrooms on the first floor and with the more public space of kitchen, sitting and dining on the ground floor.

The additional space on the 1st floor will allow a shower room and laundry machines to be situated adjacent the bedrooms. The proposed porch will provide a draught lobby/entry.



Existing 1st FL Plan



Proposed 1st FL Plan

rev A 30.05.2026 Existing first floor plan corrected to show 2 no. (two) bedrooms

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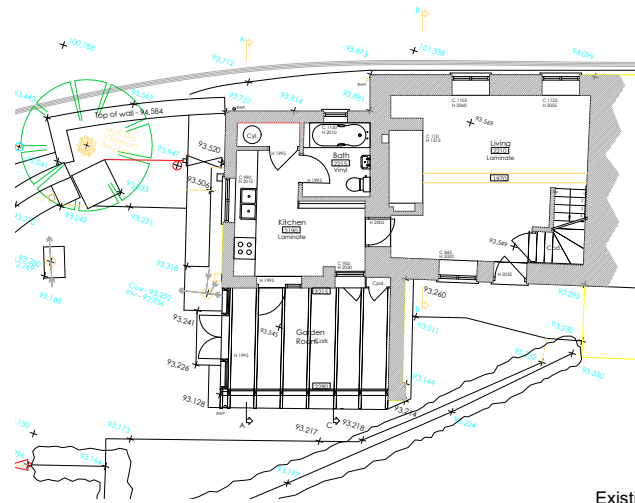
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1st FL Plans

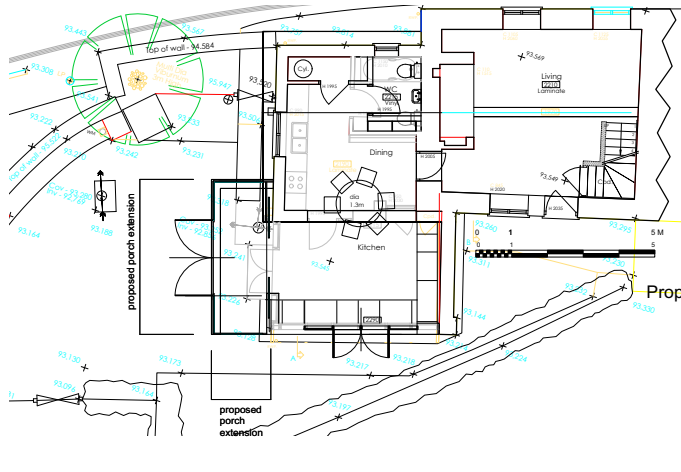
May Cottage, Tisbury

1:100 scale @ A3

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Existing GR FL Plan



Proposed GR FL Plan

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Gr FL Plans

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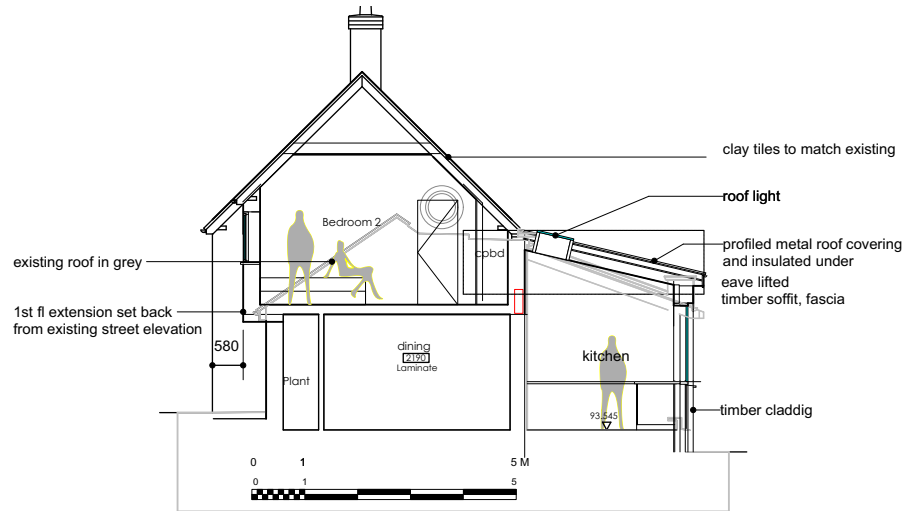
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Scale

The ridge of proposed pitched roof, 1st floor extension will equal the height of the existing. The north façade, however, will be stepped back from Church Street approximately 580mm (nearly 2'). This set back, with the change of materials to the elevation, will ensure the extension is read both as a later addition and subservient to the earlier building.

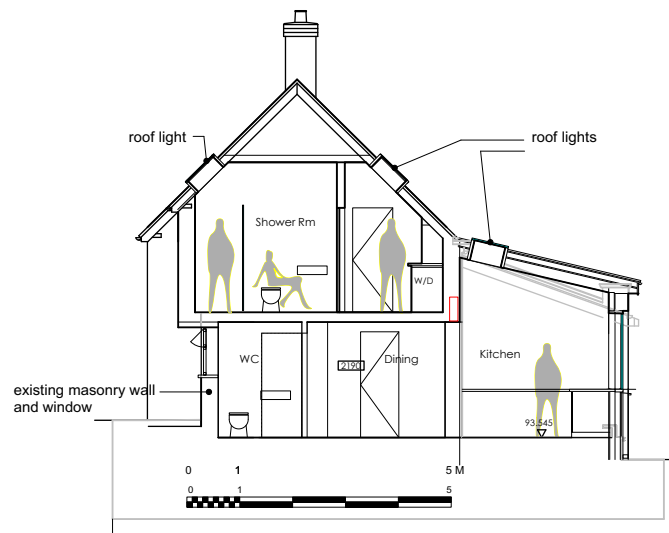
The eave of the proposed kitchen / rebuilt sun room will be lifted approximately 600mm to provide additional volume internally and depth for sufficient structure over the new windows.



91.000m

Section AA Proposed

90.000m



Section CC Proposed

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Sections AA & CC

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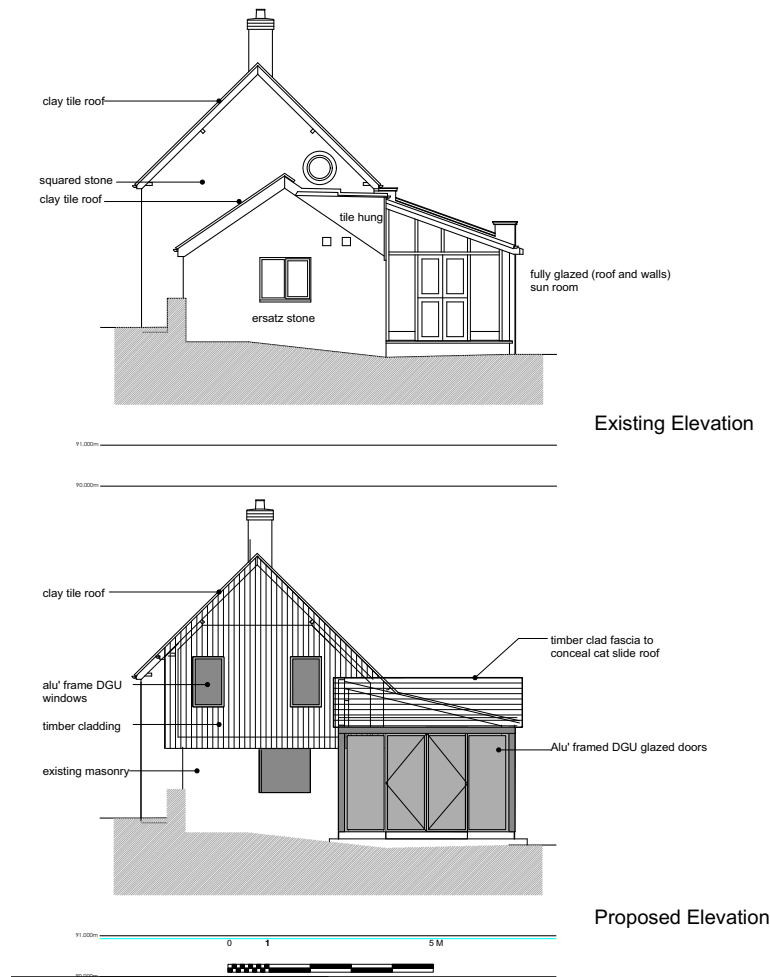
Landscaping

The landscape will remain unchanged

Appearance

The proposed 1st floor extension will be a timber frame construction built on top of the existing, masonry ground floor extension. It will be clad in vertical timber to differentiate it from the historic stone walling of the earlier building and the ersatz stone of the more recent ground floor extension below.

The proposed porch will be glazed under the extended, lean-to kitchen roof. To 'defeat' the apologetic lean-to form of the current entry elevation and frame the porch glazing below, a fascia of horizontal timber cladding will cap the porch.



West Elevations

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Access

Parking and Access will remain unchanged.

End of DAS