

DESIGN & ACCESS STATEMENT

FOR REAR EXTENSIONS & ALTERATIONS TO PENNYWORT COTTAGE, MISSELFORD, BOWERCHALKE SP5 5DA

INTRODUCTION

This Planning Statement is in support of the application made to Wiltshire Council for the proposed internal and external alterations to an existing property at the above address.

SITE LOCATION

The property is located in the hamlet of Misselford on the western edge of Bowerchalke a small village to the southwest of Salisbury. Misselford lies on the junction of two roads with access to Woodyates to the south and Sixpenny Handley to the west. The house is one of several along the southerly branch of the roads.



The houses in the immediate area are generally detached with a variety of plot sizes and house styles. Relatively modern infill sits alongside historic thatched properties and older buildings.

Of the seven houses along the road no one style particularly dominates over the others. Pennywort Cottage and its neighbour Down View, form a semi-detached pair of rendered two storey

dwelling under a tile roof. Both dwellings have been extended in the past and it is believed the original core buildings may have been much smaller, simpler buildings.

SITE DESCRIPTION

The site is accessed from the main road via a driveway which heads down the right side of the property, with a front lawn and lawned garden to the rear. The house is set well back from the road and follows the rough building line established by the adjacent properties.

The site is generally level with the front lawn slightly higher than the rest of the site.

The site boundaries are defined by a mixture of existing walls, fences and hedges all well established and none of them will be altered by the proposals.

PROPERTY DESCRIPTION

The existing semi-detached two storey building was originally constructed with its neighbour potentially as a smaller cottage with a low eaves and shallow pitched roof creating upper rooms with partially sloping ceilings. There is evidence internally that the wall with the chimney breast on it was most likely the original gable wall.

At some point in the past the dwelling was extended sideways and altered internally to create two larger rooms and an additional bedroom upstairs.

More recently (possibly in the 1980's) a rear two storey extension was added creating a kitchen and additional accommodation on the first floor all under a shallow pitch almost flat roof.

The walls a rough pebble dash finish with the front left natural and the rear elevations painted white. The original windows have been replaced with Upvc double glazed units in existing openings it appears.

Overall the building is fairly dated and in need of some refurbishment and despite some unsympathetic alterations it still sits well in the overall streetscape and contributes to the wider character of the area.

Even though the property has been altered over its long history the resulting dwelling lacks any real flow rooms are accessed from one another.

The upper floor is adequate for the needs of the clients and will not be altered, however, in order for the house to work in the long term the ground floor layout needs rethinking. This planning application seeks to rearrange the interior layout in a manner sympathetic to the properties character and its setting.

PLANNING HISTORY & CONTEXT

Pennywort Cottage does not appear to have any planning history on file (also true of Yew Tree Cottage further up the road), however the remaining five properties in the in the immediate vicinity have all been altered in some way. All have these properties

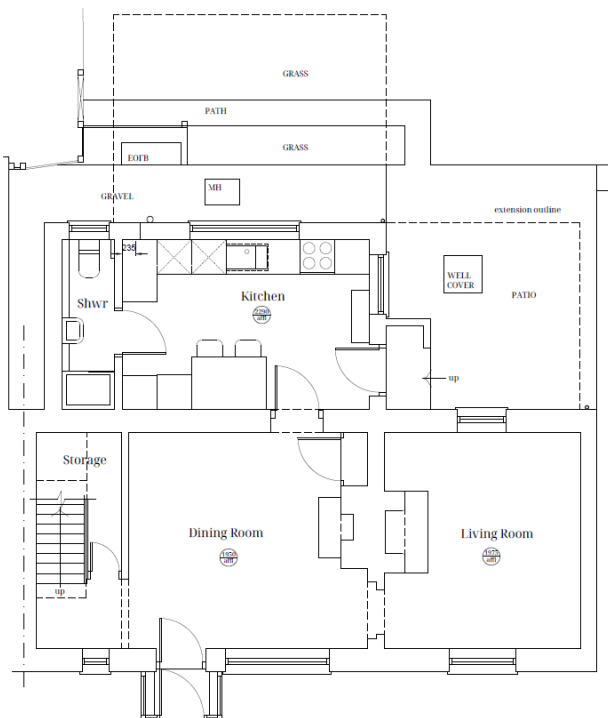
have been extended in some way including the attached neighbour with approved side and rear extensions. This suggests considered schemes will meet with approval.

The property sits outside the Bower Chalke Conservation Area and to the northwest a Site of Special Scientific Interest. The proposals are set to the rear of the property and sufficiently far from both to have any impact on either.

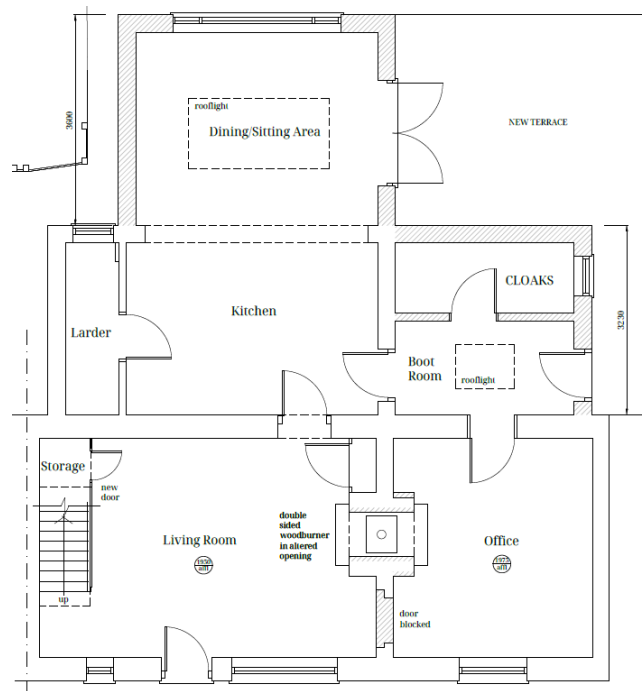
PROPOSALS

This application seeks householder planning consent to:

- Extend to the rear of the property with two single storey structures, one creating a new dining space open to the kitchen and the other relocating the current WC away from kitchen into a new entrance hall.
- Internal alterations to enlarge the current dining room and creation of new internal access to the current sitting room to allow both rooms to be put to a different use.
- Alteration of the existing fireplaces to allow for installation of a double-sided wood burner to serve both rooms.
- The existing timber and glass front porch will be removed and replaced with a simple canopy.



Existing ground Floor



Proposed Ground Floor

ASJ Design

By implementing the alterations above the internal layout can be greatly improved providing rooms large enough for their intended use with out the need to pass through other rooms to access them.

The two simple extensions are both subservient to the existing two storey property and are set in from the fullest extent of the building form. The flat roofed proposals will minimise the impact of the extension work, lower than any pitched roof alternatives.

The opportunity will also be taken to improve the sustainability of the house in the longer term by adding a solar panel array on the existing two storey rear extension. This large flat area is ideal for the installation and avoids the need for panels on the more sensitive front elevation.

A new dedicated rear access, with boot room and cloakroom improves the current situation and provides a direct route to the small office/snug which otherwise would be accessed via another room.

The improved kitchen/dining space moves these uses into the garden and takes advantage of the views available through a large picture window facing down the site. This enlarged space then allows the front room to revert to a sitting room rather than an unused dining space.

The internal alterations improve the layout of the ground floor without removing any historic features. Investigations during the scheme work up found evidence of modern materials having been used during previous rennovations.

The first floor of the property will be left unaltered by the proposals, as the layout is sufficient for the client. The works concentrate entirely on the improvement of the ground floor spaces.

APPEARANCE / MATERIALS

The proposed changes will incorporate suitable materials to modernise the style of the property without impacting on the setting of the private site.

The existing wall finish is roughcast render throughout, with the front and gable not decorated and the rear elevation painted white. Rather than contiuning the render finish over the entire extension a different material will be used to define the new additions to the property.

Vertical timber cladding will be used over a rendered plinth to differentiate the new elements and a modern flat roof system will be added over both extensions.

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The use of a natural cladding material will sit well against the painted rear elevation and also against the natural green backdrop of the site provided by the established planting and boundary treatments.

LANDSCAPING

The existing mixture of terracing, gravel and lawn will be altered and replicated around the new extension footprint. The terrace location is away from the attached neighbours boundary for increased privacy (for both client and neighbour).

The existing boundary treatments will remain unchanged by the proposals and all established planting remains.

ACCESS

The existing gravel driveway will remain and be altered around the new extension. A new turning area (also in gravel will replace some of the front lawn) to improve site manoeuvrability.

SUSTAINABILITY

The proposals seek to create an improved appearance to the property as a whole using the modern construction techniques upgrade the fabric of the building.

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 extension will be locally sourced and where mass produced items are required suitable manufacturers with reasonable 'green credentials' will be the preferred suppliers.

The future addition solar panels to the main roof will allow the client to generate and store their own electricity for use in the house or to charge electric vehicles in the future. This reduces their reliance on the standard electricity supply to the benefit of all.

During the construction of the extension 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.

CONCLUSION

The proposals are confined to the rear of the property, not visible from the road and subservient in design to the rest of the property to create a simple addition to the house without harm to the character of the property or its setting.

The reorganisation of the interior spaces made possible through the extensions and alterations creates a much more usable ground floor plan, better suited to the clients needs and ensuring their continued enjoyment of the property going forward.

The client's 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.

The impact on the neighbouring properties and the rural setting of Misselfore will be negligible with goal being to improve the functionality and appearance of the property without changing its character.

DESIGN & ACCESS STATEMENT PHOTO APPENDIX



Front elevation (porch to be removed)



Rear Elevation



Gable end in roughcast render unchanged by proposals



Rear porch area to be overbuilt



View from rear garden



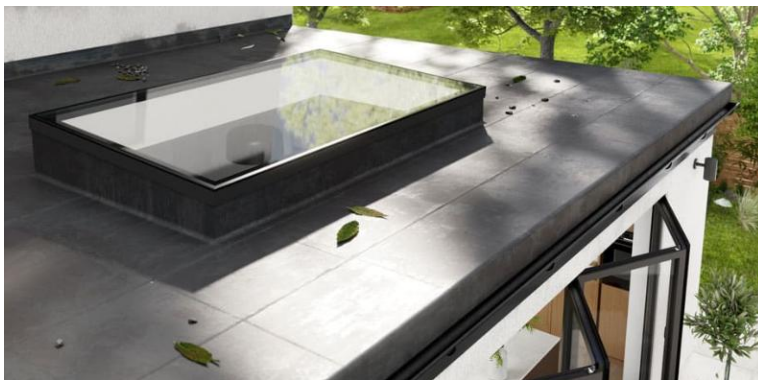
Location of rear extension (boiler relocated)



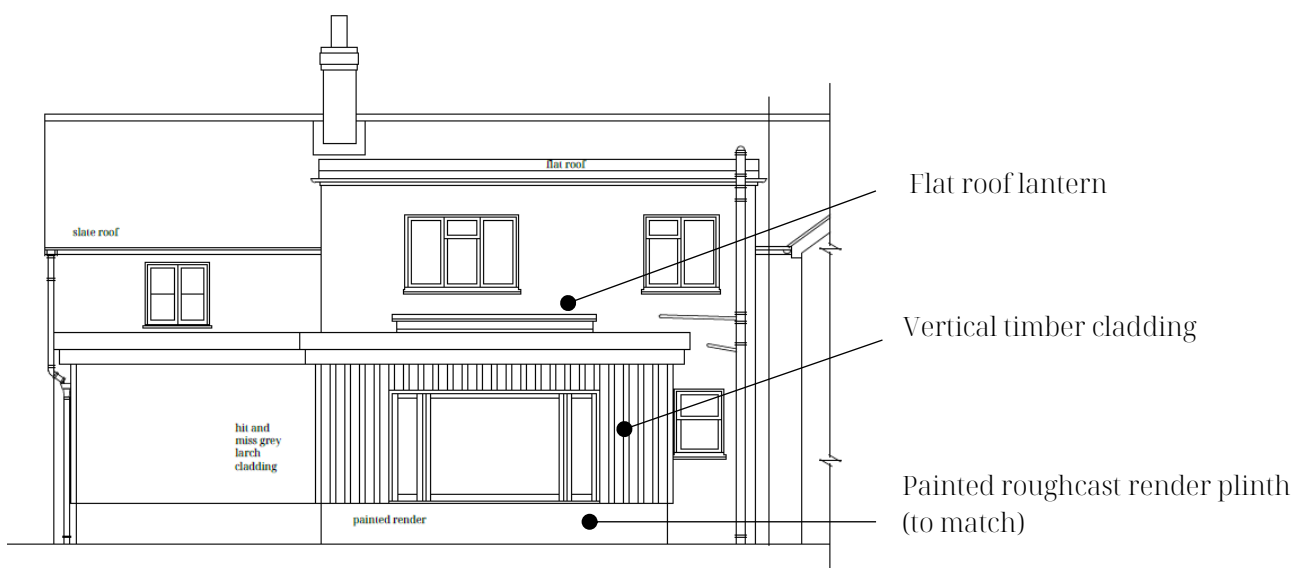
DESIGN & ACCESS STATEMENT MATERIAL EXAMPLES



Examples of larch vertical cladding



Example of flat roof light on membrane roof



Proposed rear elevation