

6 The Pelch,
Pelch Lane,
Seend,
SN12 6NH

Design & Access Statement

INTRODUCTION

6 The Pelch is an end of terrace house, in a row of 4 no. houses, between the villages of Seend and Seend Cleeve. The houses are set back from the road and partially screened by hedges and trees. A driveway leads to the house and a detached garage. A garden wraps around the side and rear of the house and features mature trees and a store building. The house was modernized and altered in 1993.



Photo of the front of the house.

PROPOSAL

The proposal is to add a single-storey side extension to the house. This is to be narrower than the current building, so as to be subservient to the house.

Existing internal walls are to be removed to create a larger living room, which will lead to the new kitchen and dining room, with access to the garden. A utility room and WC are also provided within the extension.

Plenty of natural light is brought in through rooflights, large sliding patio doors and windows.

The materials used for the extension will closely match the existing house, with brown brick and roof tiles being used, along with white windows and doors. Similar soldier course brick detailing and window configurations will further tie the new with the old.

Pre-app feedback

The feedback was generally positive but a couple of changes have been made to the design in response to the concerns raised at pre-app stage. Firstly, the width of the extension has been reduced, to make it more subservient to the main dwelling. The roof has also been redesigned to minimize the massing of the building and also to avoid the existing power cables connected to the side of the house at first floor level.

ACCESS

The main vehicular access and parking will remain unchanged. Access to the front of the house is unaltered and new access points via a side door and rear patio doors are being introduced.

ECOLOGY

No trees are to be removed and the construction of the new building and extension will not impact the nearby trees, which will be protected during the construction works. A bat survey was undertaken and 'there is negligible potential for roosting bats within the building'.

SUSTAINABILITY

The new elements of the building will be built to modern standards in terms of insulation. The new glazed doors and windows will be double-glazed, helping to create a better performing building fabric.

PV panels are to be fitted to the south-facing roof section of the extension. Low energy lighting will be fitted to the new rooms.

CONCLUSION

The proposed works will greatly improve the functioning of the house and create something that is in keeping and subservient to the existing building. The impact on the landscape is minimal and the extension will be built with quality, ensuring a well-performing addition to the house.

S M Harris & Associates

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