

DESIGN & ACCESS STATEMENT

NO. 15 ST. LAWRENCE CLOSE, STRATFORD SUB CASTLE, SALISBURY SP1 3LW

INTRODUCTION

This Design and Access Statement is in support of the Householder planning application made to Wiltshire Council Planning Authority for the extension and alteration of an existing dwelling at the above address and should be read in conjunction with the accompanying drawings (562/10 & 11).



SITE CONTEXT

Stratford sub Castle is a small hamlet on the Northwest edge of Salisbury stretching along the Stratford Road. The majority of the properties lie along that road with some additional dwellings off of it along Mill Road and St. Lawrence Close.

No. 15 St. Lawrence Close is one of seventeen houses within a 1970s cul-de-sac development to the southwest of the main village road. The majority of the dwellings are detached on a good sized plot with a reasonable amount of separation between each of them. No.15 and No.16 are the exception to the general building form in that they are joined via their single storey garages.

Each properties principal elevation faces and is accessed from the private road. The houses are fairly uniform in character with the original two storey dwellings comprising brick elevations under concrete tile roofs. Gables face the road with perpendicular projections (also gabled) either side.

No.9 is basically the only unchanged example of the original design with brick and render elevations under a tiled roof.



Fifteen of the seventeen properties have been altered in some way in the years since their construction, with seven of them being extended over two stories. The general form of development appears to be side extensions with several properties using the full width of the site to increase accommodation levels.

The alteration of almost all of the dwellings within the Close has resulted in the introduction of various cladding materials (timber cladding, tile hanging and render panels) being used to clad portions of the walls. The roof form and materials have generally matched those that exist, with the introduction of dormers windows and box dormers in some properties. There is also one example of a flat roof side extension (No.2).

SITE DESCRIPTION

The property lies in the centre of the Close with No.16 attached to it on the east side and the detached No.14 on the west. Across the road are several detached properties with good levels of separation provided by the large driveways and the road itself. To rear is the blank gable of No.13.

The site comprises a driveway accessed via a central vehicular access with dropped kerb. The area in front of the house provides a large parking and turning area as well as access to the existing double garage and side access to the rear garden via a secure gate.

The house occupies the next section of the site, running parallel to the road with good size rear garden beyond, with the back of the house roughly equalling the halfway point of the plot's depth. The house plan matches the original layout for the development with a large core element, gable to the road and subservient wings on either side.

The rear garden is laid to lawn with various flowerbeds, planting beds and established boundary hedges (which will be retained).

PLANNING HISTORY

A planning application was made in 2018 for 'Proposed single storey side extension and part conversion of garage'(ref 18/10361/FUL). The approval of application created the current layout of the property.

The property appears (in planning terms) to have remained unchanged since planning was granted apart from redecoration and minor internal changes.

The house now visible on site would appear to be one of the least altered in St Lawrence Close, with the minor addition of the single storey extension. A large number of the properties having extended to the side of the dwelling projecting the original roof lines down to a lower eaves or by adding two storey extensions (examples below).



'Catslide' extension to main roof



Two story side extension with dormers



Full height two storey extension

EXISTING DWELLING

The house is a good size offering 160m² of accommodation arranged over two floors (not including the garage and conservatory). The ground floor comprises a kitchen/breakfast room, utility and three reception rooms plus a cloak room and separate shower room. The first floor contains four bedrooms and a family bathroom. There is a partly reduced garage and a conservatory behind.

Whilst the house is in good order, the extension and alteration in 2018, created a single room on the end of the property with a shower room in it, essentially a ground floor bedroom suite, currently used as a playroom/sitting room. The converted part of the garage created a utility and rear hall, but it is poorly insulated with little usable space.

Upstairs the bedrooms are comprised in size, and they all share the single bathroom. The proposals seek to rectify these issues by extending over the top of the previous single storey element, improving the building fabric and reorganising the resulting larger layout to create a family home with good levels of accommodation to meet modern living standards.

PROPOSALS

The applicants seek to increase floor space at ground level to provide for a more practical and flexible home, incorporating space to work from home and allow for dedicated recreational space as well as creating a connection between the living spaces, kitchen/dining and the garden outside.

The existing entrance hall is comprised by a small cloak room and access to the existing extension, by pulling the entrance hall forward, a welcoming boot room, with storage can be created improving the main entrance into the property.

The over building of the current playroom creates a large sitting room and additional quiet area at the garden end of the house.

The internal layout within the rest of the house will be opened up by the removal of several partitions to create a kitchen/dining area facing the garden (instead of the road) and a snug

leading of it. A small home office will be created by the division of the original kitchen/breakfast room.

The proposals also look to replace the conservatory, which is of poor quality and design, with a new room accessed from the utility area (also upgraded) which can be put to a variety of uses. Initially planned as a home gym but the space can be utilised in a number of ways to adapt with the family.

There is also an opportunity to maximise the useable floor space on the first floor of the house through extension over an already developed area of the garden to the side of the house.

The creation of a master suite over the side extension allows the rest of the first floor (the original house) to be reorganised to provide three bedroom and two bathrooms for family and friends to use.

The current house is a mixture of tile hanging, render and brick work. The bricks are wire cut and of an age that matching them closely would be difficult. As a result of this and with a selection of different materials used throughout the property (and wider Close) the extension will be split between painted brickwork and tile hung wall. The existing area of brickwork that remain will be painted to tie the extension and existing house together visually.

A new terrace will be laid to the rear of the property linking the back of the house and gym together. The remainder of the garden will remain as lawn back to the existing hedge boundaries which are unchanged.

The intention is to improve the appearance of the property overall, whilst keeping a sense of the 1970's heritage of the house. Elements such as the projecting piers to the front and rear of the existing facades will remain, and the majority of the fenestration will remain the same.

ASSOCIATED PLANNING CONSIDERATIONS

Sustainability:

The extension to the house is over areas in a similar location as the previous extensions, effectively overbuilding the previously developed areas of the site. This makes best use of the available space on site and reuses the facilities available in and around the existing house.

The new windows and doors, and the upgraded fabric will do much to improve the overall thermal performance of the house and ensure a sustainable home for the future.

The new areas home will prioritise energy efficiency through better insulation, improved fenestration, the use sustainable materials to counteract areas where the original insulation is not as efficient . The scheme also looks to reuse the existing roof tiles from the extension on the new pitched roof of the extension.

Parking and landscaping:

The landscaping to the front of the house will be the same as existing, slight reduced in overall area, but there remains plenty of space for parking and turning of vehicles.

The boundary planting to the sides and rear of the of the site will be retained to continue the current amenity levels of the neighbours and the owner alike. The specimen trees on site will also be retained and are not impacted by the proposals.

Drainage and rainwater:

Foul drainage for the house will remain unaffected, with any new connections necessary routed into the existing drainage system.

Rainwater discharge will be similar to that which exists currently and will be connected to the existing surface water drainage system.

Access:

The access to and around the property will remain as existing, but there will be an improvement to access in the house overall – the main entrance is improved, and back door will be relocated into a larger space.

Flooding:

The whole site is outside of Flood Zones 2 & 3 and the intention is to overbuild the existing extension and conservatory the alteration work will take place above the flood zones and meadow beyond. The development is considered to have no material impact or change the situation with regards to flooding.

CONCLUSION

The design solution presented responds to the needs of the owners and provides a property that can offer good family accommodation allowing for a home office working space, and an improved kitchen/living/dining space and improved first floor accommodation.

The scheme makes best use of the increased floor area which utilises areas of the site already developed.

The design has been created to respect the privacy and amenity of neighbours by directing views down the site, rather than sideways, and the existing screening and building positioning prevents any additional overlooking.

The attached neighbour has also extended their property in a similar way to that proposed. While not identical in appearance the building form is similar to its neighbour ensuring the character of this area of the Close remains unchanged.

The proposed scheme reuses an area of the site which is already developed rather than significantly extending beyond the established building lines to the front or rear of the site, thus preserving the current setting within the residential curtilage of the existing house.

The size of the plot is generous and can easily accommodate the proposed building volume within the site given that the existing playroom and conservatory are being over built.

The proposed works have been carefully considered so as not to have an adverse effect on the immediate neighbours nor on the surrounding Conservation Area setting or the other historical assets nearby.

In carrying out the proposed works the long term sustainable future of the property as a whole is ensured through the significant investment in the dwelling to meet their needs allowing them to remain in the property long term.

The proposal is felt to meet several Planning Policy objectives including that of sustainable construction and the creation of considered, high quality design suitable for its setting.

With this in mind we would respectfully ask that the Council grants consent for the extension and alteration work proposed.

APPENDIX

NO. 15 ST. LAWRENCE CLOSE, STRATFORD SUB CASTLE, SALISBURY SP1 3LW

MATERIALS PALETTE

Walls:



Front canopy and painted brick (Off White)



Tile hanging over painted brickwork

Roofs:



PITCHED ROOF CONCRETE TILE
(reused from extension or similar new tile)



FLAT ROOF ELEMENTS
(Sarnafil membrane – dark grey)



ROOF LIGHTS (in flat roof)

Fenestration:



Sliding doors to rear elevation
(Off white)



UPCV/PCAL WINDOWS & DOORS
(Off white)