

## DESIGN & ACCESS STATEMENT

**FOR SIDE EXTENSION, INTERNAL ALTERATIONS and CONSRUCTION OF  
OUTBUILDING AT WEST LODGE, WEST STREET, BARFORD ST MARTIN SP3 4AH**



### INTRODUCTION

This Planning Statement is in support of the application made to Wiltshire Council for the proposed extension of and internal alterations to an existing property at the above address. The application also seek permission for an outbuilding in the rear garden.

### SITE LOCATION

The property is situated in the village of Barford St Martin which lies 6 miles west of the City of Salisbury. West lodge is at the western end of the village the on south side of West Street, the main village road, which runs east west through the village.

The River Nadder and mill stream flow past the site to the southwest originally controlled by sluices at Mill House to the west. Beyond the river are water meadows stretching to the south.

The property has two direct neighbours, Post House and Mountain Ash the other neighbouring properties are set across the road or river and are significantly further from the site and the proposals.

### SITE DESCRIPTION

The properties 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.

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The site is western accessed off of the main road on to a private driveway, there are currently two points of access on the main road to the northeast.

The southwestern boundary of the property is formed by the river as it runs south eventually reaching Salisbury. The northeastern boundary is shared with Post House and the boundary extends down to the river where it shares a southern boundary with Mountain Ash.

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, apart from the removal of one of the site access gates.

The existing gravel driveway runs in front of the house allowing and in and out access route through the site. The gateway to the west is close to the road and views are compromised it is therefore proposed infill this opening with a native hedge species matching those adjacent and improve the main access by setting back from the highway.

The majority of the site is to the south and west of the house, mostly laid to lawns with some specimen trees, the lawns run between the house and riverbank.

To the east of the house a garage, store and carport infill the space between house and boundary wall. The proposals look to remove these buildings to create an open parking/turning area alongside the house.

## PROPERTY DESCRIPTION

The existing detached two storey building is built as a central core with two slightly subservient wings either side. The walls are an unusual painted rockface concrete block with raised centres and expressed wide joints. There is an area of tile hanging to the rear elevation at first floor level and also some small areas of timber cladding.

The roof was recently reroofed in slate, these remedial works undertaken before starting work on a previously approved planning scheme now not being implemented.

The fenestration is a mixture of styles and sizes, the prevailing style being sash windows with glazing bars.

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

The internal layout of the property is unevenly split with a large sitting room and master bedroom dominating the available floor area. The proposals look to reorientate some of the rooms and extend in one area to create spaces proportional to their proposed use.

The upper floor is sufficient in terms of bedrooms but is short of bathrooms. The alterations look to reallocate the spaces and through extension create additional sanitary accommodation for family use.

## PLANNING CONSTRAINTS & HISTORY

The site is within the Conservation Area of Barford St Martin, Hampshire River Avon Catchment: Avon Hampshire and the river is a Sites of Special Scientific Interest.

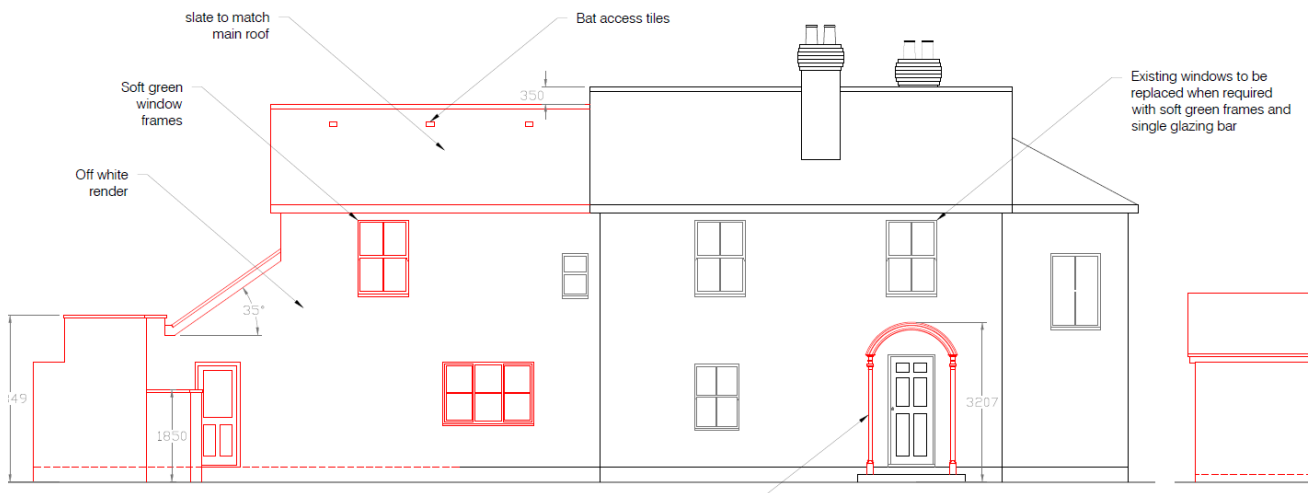
All of these policies impact on the nature of any alterations proposed, however many of the properties in the area have been successfully altered and extended through consider planning applications.

West Lodge itself has little planning history other than an application made at the start of 2025 and approved in May the same year. The planning approval PL/2025/01206 granted permission to:

*Demolish existing garage, carport and outbuildings. Construct 2 storey side extension with single story element and associated works. Render all elevations and replace windows. Replace tile hanging to rear with cedar shingles.*

This scheme was approved with conditions 12/05/2025 and concentrated the alterations to the northeast of the site overbuilding the existing carport and garage with a two storey extension to create additional accommodation right up to the boundary.

The approved scheme increased the building mass on the side of the house closest to the boundary with Post House and altered the roof scape from a hipped roof to a gable facing southeast. The new floor space created was significant, especially on the ground floor and the resulting scheme created an unbalanced principal elevation.



APPROVED SCHEME ROAD ELEVATION

This scheme, once costed, proved to be excessive given its large footprint and complicated roof configuration. As a result the clients are looking to simplify the scheme through this new application, building on the recent history that suggest development of the site is acceptable in planning terms.

## PROPOSALS

This application seeks householder planning consent to:

- Extend to the northwest side of the existing property with a simple two storey structure matching the profile of the existing subservient wing.
- Undertake various internal alterations and reorganise the spaces within the new enlarged building form.
- Replace windows throughout the building.
- Demolish the existing carport, garage, stores and shed between the house and southeastern boundary.
- Construct a new outbuilding with the dual use of home office and garden store located in rear garden.
- Reorganise, enlarge and alter the existing driveway and site access to improve site safety and improve parking/turning.

By implementing the alterations above, the internal layout of the house can be improved providing rooms large enough for their intended use and linking those uses more effectively than the existing layout.

The simple side extension lengthens the existing subservient wing by matching the existing buildings width, height and section. The current hipped roof will be extended over the new extension with slates reused and matched to maintain the current

appearance. The extended walls will match the same 'rockfaced' concrete block walls that currently exist. They will be painted on completion to match the existing finish.

The existing kitchen will be relocated with a new utility room, boot room and cloakroom taking its place. These utility spaces are now located in the area closest to the new parking area and back door.

The overly large sitting room will be repurposed as the kitchen and linked to the little used dining space adjacent.

The new extension will provide a sitting room with access to the garden and views down to the river and the lawns to the west.

The extension and internal alterations improve the layout of the ground floor without removing any historic features and will update outdated materials that have been used during previous renovations.

The first floor of the property will be reorganised to create additional ensuite bathrooms and improve the family bathroom without increasing the number of bedrooms.

The first floor alterations create new views to the north west but there are no properties in this direction so current amenity levels are maintained.

The existing windows are a mixture of timber and upvc double glazed units. With the alteration of the layout some windows are overbuilt, some moved. The opportunity will be taken to unify the window design with replacement units in existing openings and new window positions.



PROPOSED SCHEME ROAD ELEVATION

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The proposed outbuilding will be a timber clad low level building set within the garden, close to the southeast boundary. The home office and garden store use will be ancillary to the use of the house and the building will not contain sleeping accommodation.

The new parking areas and turning spaces will be created by extending the existing gravel driveway.

The proposed changes will incorporate suitable materials to modernise the property without impacting on the setting of the private site. By using matching wall and roof materials and keeping a similar fenestration pattern the property can be extended successfully without changing its character.

## LANDSCAPING

The removal of the existing outbuildings will create a large gravel area for parking and turning accessed from an altered gateway position. The current gates (pedestrian and vehicular) will be reused but set further back from the road edge to improve access.

The other access from the site (which has poor visibility) will be removed but the driveway to it will be enlarged to increase on-site parking and create a new area for cars to turn on site.

As the driveway is visible from the road a new garden wall will be constructed for privacy and safety, separating the rear gardens from the driveway.

There is no terrace to the rear of the house currently, given that the new extension and the altered kitchen will open on to this space a new terrace will be created to allow the area adjacent the house to be better utilised for the family.

The terrace location is away from the attached neighbour's boundary for increased privacy (for both client and neighbour).

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

The area around the proposed outbuilding will be landscaped in natural materials and a kitchen garden will be created alongside it. Various planting beds will be added around the new terrace and the outbuilding to soften areas of hard landscaping merging them with the existing lawns.

## ACCESS

The existing access to the site will be improved and the level of parking increased to the benefit of the owners. The ability to access and turn safely onsite benefit road users within the village.

## ECOLOGY

The previous planning application undertook a Bat Survey in July 2024 identified the presence of bats through three staggered emergence surveys and provided a report suggesting various mitigation measures for their protection and support.

Given that the report was undertaken nearly two years ago, the client has been in touch with an ecologist to request an additional survey to ascertain if the situation on site has altered since the report and whether similar mitigation measures can be incorporated into the proposed scheme. Details of the original mitigation measures is attached in the appendix.

It should be noted that the reroofing of the majority of the house was undertaken under a separate bat licence and at this time a bat box was installed on site (see appendix).

The report also took into account the proximity of the river and the River Avon Special Area of Conservation and suggested protection measures during the construction process for both the river and the trees and hedges near the roadside. Details of these measures are included on the proposed site plan and mentioned in the construction method statement in the appendix.

This application looks to match the protection measures covered and requested by the previous application and ensure that any flora and fauna species present on site are protected during and after the construction process.

## 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 proposed replacement windows will improve the thermal efficiency of the property as the modern windows will be a significant upgrade on the current fenestration.

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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 one side of the property and are designed to continue the subservient nature of the right hand wing of the existing house.

The intention is to create a simple addition to the house without harming the character of the property or its setting. By matching the wall and roof materials closely as well as the fenestration patterns the extension elongates the existing form rather than adding something new to it that is different in nature.

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

The replacement windows will unify the overall appearance of the property and by matching the same fenestration style on the extension as the rest of the house (as well as matching wall and roof materials) the extension will not be an obvious addition.

The proposed outbuilding is designed to create useful outside space in an appropriate area of the site. Designed in natural materials to an appropriate scale the building will sit well against the boundary and kitchen garden adjacent, allowing the clients to work from home as and when necessary and retain a garden store for secure tool storage.

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 removal of the carport and garaging will improve the appearance of that side of the property and the creation of a safe parking area next to the back door of the house forms a natural link when arriving or leaving the property.

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

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The previously approved scheme (with a larger total floor area than that proposed) established that development of the site is acceptable in planning terms.

The previously approved scheme overbuilt an area close to a shared boundary with a significant new building form. The proposed scheme locates a smaller, subservient extension on the opposite side of the site, far from the neighbour.

This considered scheme fulfils the client brief to create a flexible family home in a way that works with the existing structure and setting rather than changing the overall appearance property.

## APPENDIX 1

### Ecology mitigation

The presence of bats has been established in a previous application, and it is likely that this is still the case. An ecologist has been contacted to establish whether the previously suggested mitigations measures could be incorporated into this scheme.

These could include the following measures

1. A European Protected Species Licence from Natural England is required. All works will follow the methodology outlined in the previous Stark Ecology report to avoid contravening the Conservation of Habitats and Species Regulations 2017. A new license can be obtained if the original license cannot be applied to the current scheme.
2. The specific mitigation requested retention of roosts in the existing soffit box on the south elevation, the inclusion of roof access tiles and use of bitumen felt or NE-approved breathable roofing membrane to the extension roof.
3. A Construction Environmental Management Plan (CEMP) will be required incorporating; a river buffer zone and exclusion fencing, a designated construction compound located away from the river (driveway side) and designated storage areas for materials, fuels, or contaminants. Indicated on the proposed site plan and detailed below (Appendix 3).

More detail will be provided once we have guidance from the ecologist but the above constitutes an acknowledgement of the ecology mitigation measure that may be required.

A bat box was installed in April 2025, on a tree where the millstream joins the river. With the ecologist signing off the work carried out under the bat licence for the re-roofing. The bat box is still there.

### Summary and Assurance of Compliance

The proposed development is confined to an existing built footprint within a private garden, with no need for vegetation clearance. All precautionary and enhancement measures outlined above will be strictly followed, demonstrating commitment to environmental responsibility and alignment with any relevant planning conditions.

## APPENDIX 2

### Flood Risk Assessment

#### Site Description:

The site is situated on the south side of West Street which runs east west through Barford st Martin; West Lodge is at the western end of the village. The western boundary of the property is formed by the river as it runs south after leaving Mill House. The property is described as being on flood zone 2 and 3 with the ground levels rising as you go eastwards, the very eastern boundary has some areas in flood zone 1.

The Nearest OS level is 68m to the west of the property along west street at the junction with Short Lane and measures 62.2 AOD.

#### Historic Flooding:

The site has been subject to short periods of flooding from the river however the owner states: "The bottom part of the garden does puddle in the winter, and the mill stream does break its bank once a year into the bottom garden but it goes up and down in about 6 hours and does not get near the house. Clearly when we bought the house it was a major point to get comfortable with and we quizzed the seller and were told it never reached the house in the 60 years the previous owners lived there."

#### Flood Defences:

There are no specific flood defences are shown on the mapping for this site

#### Proposal:

The two storey side extension over what is in the most part gravel drive and lawn has a ground floor area of 44m<sup>2</sup>. The ground floor is to be extended to create a new sitting room, and the finished floor level is to be the same as the original ground floor of the rest of the house. The same floor level will be used for the proposed outbuilding.

Storm water from the extended roof will be disposed of to soakaways as it is currently. The rainwater from the small outbuilding will be harvested in water butts.

#### Conclusion:

Given the small scale and function of the extension the Environment Agency Local Flood Risk Standing advice is that floor levels should be set no lower than existing levels, therefore it is not considered that additional measures are required as the rest of the property is unprotected.

## APPENDIX 3

### Construction Method Statement

#### Introduction:

This Method Statement supports this planning application for the extension at West Lodge Barford St Martin.

The purpose of the statement is to ensure that safeguards are put in place to minimise the risk to ground water in the immediate area and the nearby water course and to safeguard protected species using the site.

The property lies within 26 Meters of the River Nadder which is part of the River Avon Special Area of Conservation (SAC) catchment. A buffer zone of 20m is required on either bank of the river.

The proposed works are on eastern side of the property approximately 38.5m away from the river.

This document is to be used as a guide for pollution prevention and protection of protected species for the Main Contractor and other site operatives.

#### **METHOD STATEMENT**

##### Proposal of works:

Details of the proposals and existing site can be seen on the submitted plans WL20\_A Existing Plans & Elevations & WL21\_A Proposed Plans & Elevations. WL15\_A Proposed Outbuilding.

##### Areas of potential risk to be addressed:

##### A. Possible Groundwater Area Contamination:

- Hazardous material being washed into the ground locally.
- Tracking of concrete/cement based materials entering groundwater areas.
- Leakage of fuel, paints, liquid coatings entering groundwater areas.

##### B. Potential harm to protected species:

- Replacing roof tiles, soffits and fascias and hanging tiles may disturb bat roosts.
- Additional lighting spilling onto nearby vegetation that may be used by wildlife

##### C. Arboricultural risks:

- Works machinery damage to root protection area for trees and hedges.
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## A. MEASURES OF PREVENTION CONTAMINATION OF GROUNDWATER AREA:

1. Construction materials are to be stored to the roadside of the site, separated from the site by the existing building. Sand and gravel are to be contained in large lifting sacks to prevent accidental spillage or run off.
2. Cement and plasters are to be stored in a protective site hut.
3. Dismantling of existing structure should be undertaken with care, to reduce windblown pollution.
4. Operations will be closely supervised in the event that any hazardous materials are identified.
5. A barrier shall be erected to the river side of the site during the construction period to prevent the storage and manoeuvring materials. Please see attached plan WL21-A for location
6. A continuous bund (of straw bales) shall be erected to the river side of the barrier to act as a barrier to, and filter for any runoff from site.
7. A skip shall be kept on site at all times to contain any demolished or surplus materials.
8. Any excavated material shall be removed from the site as soon as practically possible and disposed of in a considerate manner (i.e. registered waste disposal site. )
9. Concrete shall not be poured in wet conditions to ensure that cement leaching does not affect the groundwater area.
10. Regular checks shall be carried out by the Site Contractor and owners of West Lodge, to ensure that the construction area shall be kept clean at all times.
11. Fuel storage for construction vehicles shall not be permitted on the site.
12. All plant and construction equipment shall be properly maintained with machinery only being used by suitably trained personnel.
13. No burning of construction materials will be permitted on site.

**EMERGENCY PROCEDURES** Immediately report to the Environment Agency any incidents that have or that could have had environmental impact. Incidents included spillages ( oils and chemicals ), contaminated run off, flooding, riverbed disturbance, damage to underground services, damage to habitat.

## B. MEASURES OF PREVENTION OF DISRUPTION TO PROTECTED SPECIES:

1. A license from natural England will be obtained for all works to alter or remove a bat roost. Namely works to extended main roof, fascia and soffits.
2. Ecological supervision will be required for all works to remove tile, soffits and fascias.

3. Materials will be carefully removed by hand and will be lifted, not rolled, to prevent crushing any bats which may be present beneath. All materials will then be checked on all surfaces for bats before stacking or throwing.
4. Any bats that are found will be caught by the supervising ecologist and placed in a Schwegler 2F bat box (or suitable equivalent) which will be installed on a tree in a quiet area of the site, away from disturbance by construction works.
5. Works which have the potential to disturb bats or their roosts can be carried out in March/April or between September and November, but not when daytime temperatures are below 8°C, in heavy rain or strong winds.
6. To allow the loft space to continue to be available for brown long-eared and serotine to continue to use the roosts in the loft space. When it is replaced, the roof will need to be lined with either bitumen based felt or a breathable membrane that is approved by Natural England for use in bat roosts
7. Bat access tiles to be installed in locations once confirm by ecologist (if not already fitted during previous reroofing)
8. New light fittings to be fully shielded, downward-facing LEDs under 3000K with PIR sensors and timers. Lighting to comply with ILP Environmental Zone E1–E2 standards, suitable for the site's suburban/rural setting.
9. No lighting to be directed at trees, hedgerows, or boundary vegetation, maintaining levels below 0.5 lux in ecologically sensitive zones.

## C. MEASURES TO PREVENT DAMAGE TO ROOT PROTECTION AREA FOR TREES AND HEDGES:

1. A barrier shall be erected to the drive side of the site around the trees adjacent the site entrance during the construction period to prevent the damage to trees, hedges and species within. Please see attached plan WL21-A for location

## CONCLUSIONS

This Method Statement has been prepared for use in conjunction with the works as proposed for West Lodge, Barford St Martin only and is not intended for use on any other construction project.

Site specific guidelines have been drawn up to identity and minimise risks to pollution to the surrounding areas / groundwater zone. It is envisaged that adherence to this document will minimise potential pollution ensuring a safe, clean construction project.