



DESIGN, ACCESS AND CONSERVATION STATEMENT

ADDITION OF ENTRANCE HALL STADDLESTONES, THE STREET, WHITEPARISH SP5 2SG

PLANNING HISTORY

Staddlestones is a detached dwelling which was formed in 2000 by the conversion of the timber framed barn under Salisbury District Council planning consent S99/0554; an additional consent S/2000/0670 allowed the insertion of extra conservation rooflights to the rear (north) elevation. A subsequent consent allowed the erection of a detached outbuilding in the rear garden.

PLANNING DESIGNATION

The property is on the northern edge of the Whiteparish Conservation Area and to the rear of "Abbotswood House" which is a Listed Building (although well screened from that property by a thick tree/hedge screen). The site is within the settlement boundary of Whiteparish.

SITING

Staddlestones is in a secluded location to the north of "The Street" which is the main road (A27) which runs through Whiteparish. Access is via a private drive which runs from The Street, behind Abbotstone House and also leads to Street Farm. The site is not visible from any public vantage point, or Abbotstone House or gardens.

DESCRIPTION AND PROPOSAL

The property was an historic staddle barn with a footprint of about 90 m². The conversion carried out in 2000 was innovative and the building still has the appearance of a barn supported by staddle stones, although there is a brick base, partly recessed behind the stones.

The applicants seek to add a modest entrance hall to the front entrance to provide an additional 6 m² of space. This will increase the footprint by 8%.

DESIGN ASSESSMENT

The existing building is rectangular; the superstructure is totally clad with sawn timber weatherboarding over the original douglas fir jointed timber frame. The roof is steeply pitched with cropped hips and is clad with handmade clay tiles. External joinery is from stained softwood. The majority of the ground floor is raised approximately 1 m above ground level by the height of the original staddle stones.

Consent is sought for a modest extension to the front (south elevation). This will have a length of about 4.5 m (one third of the length of the building) and a projection of about 1.6 m. Walls will be clad with sawn board to exactly match the existing cladding, below a catslide roof built as an 'extension' of the existing roof slope and clad with identical tiles. The walls will contain stained softwood joinery to match the existing joinery and there will be conservation style windows in the roof slope.

The lean-to nature of the proposal will reflect a typical outshot extension which might well have been a feature of the original barn. All detailing will match the existing building.

EFFECT ON CONSERVATION AREA AND ABBOTSTONE HOUSE

The proposal will have no detrimental effect on the character of the Conservation Area or the nearby Listed Building, Abbotstone House.

EFFECT ON NEIGHBOURS AND PUBLIC

The extension is on the front (north) side of the dwelling close to the access drive which leads to Street Farm. However the work will have no detrimental effect on the amenities of that property. There is no public access to the access drive and the amenities of the general public will not be affected.

ECOLOGY

The existing structure will not be disturbed by the proposed addition and accordingly, an ecology assessment is not required.

ADDITIONAL INFORMATION

- OS Location Plan; scale 1/1250
- Drawing 2635/03; scale 1/100. Existing floor plans and elevations.
- Drawing 2635/04; scale 1/100. Proposed floor plans and elevations.
- Drawing 2635/05; Block/roof plan, scale 1/200. Detailed cross section, scale 1/50.
- Drawing 2635/06; Existing image and sketch of proposal N.T.S.

CONCLUSIONS

The proposal will add a modest extension to the shape of the original barn which was converted/rebuilt 26 years ago. The building is not Listed and the work will not affect the character of the neighbourhood or the Conservation Area. The design of the extension is very traditional and will blend totally with the host building. The additional floor area will provide a necessary and valuable small increase to the living accommodation for the applicants.

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