

Garage Conversion/ Extension
Single storey rear extension
Front Porch.
124a The Midlands,
Holt,
BA14 6RG

Job Ref: 4108



DESIGN & ACCESS STATEMENT

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1 Introduction

- 1.1 AB Architectural Design Ltd. have been instructed by Mr and Mrs G. Lane to prepare and present an application for a Garage conversion and extension, a single storey rear extension and front entrance porch to 124a The Midlands, Holt to create additional living space, an open plan kitchen, diner and new front entrance porch together with associated works while maintaining the character of the conservation area.
- 1.2 The Site is within the Holt Conservation area.
- 1.3 This statement has been prepared to understand the Heritage value of the existing site, the design of the proposed buildings and the proposed designs and material choices.
- 1.4 This statement has been commissioned to accompany the planning application for a garage conversion and extension, a single storey rear extension and front entrance porch to 124a The Midlands, Holt by Mr and Mrs G. Lane.

2 Background/ Planning

- 2.1 124a The Midlands is within the Holt conservation area to the North of The Midlands which itself is to the North of the main High St in the village of Holt. The main house is a detached house in the Village of Holt. The single storey extension is to the rear of the house, The Garage conversion is to the North-West of the house with an extension to the South-East, and the front entrance porch is to the South-East of the property.
- 2.2 The property was built around 1998 under planning application W/98/01404/FUL including a rear single storey conservatory.
- 2.3 The property has planning approved for a rear extension and the proposed front porch under application PL/2021/11766 therefore this application is to extend the approved rear extension and convert and extend the garage over the original application.
- 2.4 The current property is constructed with the following materials
- Walls:
- Red brick.
 - Stone quoins, window surrounds, string course.
- Roof:
- Concrete interlocking roof tiles. (Double Roman)
- Windows/ Doors:
- Painted timber doors and windows
- Rainwater Goods:
- Black PVC Rainwater goods

3 Historic Impact

- 3.1 The proposed works have taken account of the existing layout and previous alterations undertaken and the proposals are designed to remove/ alter later additions to the property which have little or no impact on the character of the conservation area.
- 3.2 There is an existing conservatory to the North-West of the main house which will be removed to make way for the proposed extension.
- 3.3 The extension to the proposed garage conversion has been designed to sit comfortably within the conservation area.

4 Proposals

- 4.1 The proposals have been designed to make the best use of the available space that the property has to offer and maximise the layout of the house within the conservation area with the removal of an existing conservatory and the proposed erection of a single storey contemporary extension and conversion and extension of existing garage.
The proposals also add a new timber frame porch to the front (South-East) elevation.
There is also a new twin wall flue to allow for a new log burner to be installed within the proposed snug.
- 4.2 The porch to the front elevation will have a traditional timber frame with a brick plinth.
The porch will be visible from The Midlands and the conservation area and therefore it is proposed that this will be a more modest structure with a more traditional dual pitched roof.
- 4.3 The proposed single storey extension is only visible from the garden of the house and from the North-East elevation of The Midlands; where brickwork will be used under a traditional parapet detail to this side elevation to minimise the impact on the conservation area.
The rear of the extension facing the garden will offer a more contemporary juxtaposition to the house utilising a similar pallet of materials with brickwork under a single ply membrane flat roof.
- 4.4 The proposed garage extension is visible from The Midlands and therefore has been designed to reflect the traditional nature of the original house and the further conservation area.
- 4.5 The proposals are shown on drawings:
- 4108 – AL(1)01A – Existing and proposed site plans & Location plan.
 - 4108 – AL(1)02B - Existing and proposed plans and elevations
- 4.6 Scale and massing of the proposed extensions are in keeping with the residential nature of the property.

5 Materials

5.1 The Material choices for the new extensions have been determined to offer a traditional style with a contemporary twist.

5.2 Material proposals – Extensions and Garage extension.



Walls – Red brick to match existing



Walls/ Roof – Cedar Fascia/
Soffit detail



Roof to rear extension
EPDM Flat roof



Roof to garage – Double Roman clay
tiles to match existing



Rainwater goods – Black PVC



Windows – PPC Aluminium



Doors – PPC Aluminium



Roof windows – Flush glaze
rooflights

5.3 Material proposals – Porch



Walls – Red brick plinth



Walls – Timber Frame



Roof – Double Roman tiles



Rainwater goods – Black PVC

6 Conclusion

- 6.1 The key drivers of the final design proposal have been the impact on the existing property, neighbouring properties and the wider conservation area.
As such the proposed design of the rear extension acts as a juxtaposition to the main house and the neighbouring properties in terms of the design with the use of traditional materials with a contemporary twist with the porch on the front elevation as a more traditional style extension to coincide with the conservation area. The garage extension is also more traditional in style given that it's more visible from the conservation area.
- 6.2 Privacy and amenity: The houses either side of the site have been considered in terms of privacy and overbearing impact.
- 6.3 Principle of development: In principle, the development of this site, including the construction of the new extensions is supported by planning policy. Planning policies have been considered during the design process.
- 6.4 Highways and access: The proposals have no impact on highways or the existing access to the property.
- 6.5 Material selection: The materials have been chosen to respect and reflect the context of the site offering a clear connection to the existing house.
- 6.6 Scale and Massing: The proposed extensions have considered the street scene and have minimised the footprint of the extensions.
- 6.7 Summary: Overall the extensions fit the requirements of the brief set by the client, and aims to meet the objectives of the Wiltshire Local Plan and Neighbourhood plan. The design does little to impact views from any direction and importantly the design represents an enhancement to the existing property in terms of design quality.
The design of the extensions are an honest addition to a traditional style house with minimal visual impact on the area and no greater than that existing.