

# Replacement Extension at

10 Orchard Way  
Amesbury  
SP4 7QD

## Design & Access Statement

Prepared for

MR & MRS R BURNETT

Ref number: 26010 DAS01

By: Dale Roberts

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DALE ROBERTS DESIGN  
ARCHITECTURAL SERVICES

## 1. Existing Building

- 1.1. The property is a semi-detached two-storey end-of-terrace dwelling located in Orchard Way, Amesbury, a residential area approximately one mile from the town centre. The property is of 1971 precast concrete panel construction with facing brick to the ground floor and concrete plain tile hanging to the first floor. The roof is a concrete interlocking tile pitched roof. A 3kWp photovoltaic panel array is installed on the front roof slope. The property has an existing white UPVC double-glazed conservatory to the rear, erected on a concrete slab on the same footprint as the proposed extension.

## 2. The proposed scheme

- 2.1. The proposal is to demolish the existing white UPVC glazed conservatory and replace it with a single-storey flat roof extension on exactly the same footprint. The replacement extension measures 3.33m wide by 5.04m long (external dimensions), which is identical to the conservatory it replaces. The extension will be of insulated timber frame construction with composite horizontal cladding to the external walls, a warm deck flat roof with EPDM single-ply membrane, and a central pitched glazed roof lantern. In addition, a new 1,500mm wide double French door opening is proposed in the south gable end wall of the main house. The existing concrete plain tile hanging to the first floor is also to be replaced with insulated composite horizontal cladding boards in Anthracite Grey, to improve the thermal performance of the dwelling.

## 3. Layout

- 3.1. The ground floor of the existing property comprises a living room at the front, a ground floor WC, and an open-plan kitchen/dining room to the rear (the original kitchen and dining room having been knocked through into one room). A white UPVC double-glazed conservatory is attached to the rear.
- 3.2. The replacement extension sits on exactly the same footprint as the existing conservatory and will become a garden room. The existing open-plan kitchen/dining room within the main house is retained. A non-load-bearing wall between the kitchen and living room is to be repositioned to increase the kitchen area.

## 4. Scale

- 4.1. The height and mass of the proposed extension has been kept to a minimum by utilising a flat roof. As a direct replacement for the existing conservatory on exactly the same footprint, the proposed extension represents no increase in the built footprint at ground floor level.
- 4.2. The replacement extension is identical in footprint to the existing conservatory: 3.33m wide by 5.04m long (external dimensions). The rear garden extends approximately 6.01m beyond the rear of the extension, demonstrating that the extension occupies a modest proportion of the total garden depth.
- 4.3. As the extension will have a flat roof, it will be subservient to the existing dwelling, and subservient to the neighbour's property.
- 4.4. The principal heights of the proposed extension are: top of parapet/fascia 2.615m above ground level; top of flat roof construction 2.745m; top of the glazed roof lantern 3.27m. These heights are directly comparable to the existing conservatory which they replace (existing conservatory eaves 2.31m, existing conservatory ridge 3.23m). The proposed extension is therefore a genuine like-for-like replacement in

terms of height and massing. For completeness, all heights are also substantially lower than both the eaves (5.09m) and ridge (7.475m) of the main house, confirming that the extension is clearly subservient to the host property.

4.5.

4.6. The replacement extension has a gross external area of 16.7m<sup>2</sup>. The existing dwelling has a ground floor gross external area of 57m<sup>2</sup> and a first floor gross external area of 53.3m<sup>2</sup>, giving a total GEA of 110.3m<sup>2</sup>. As the extension replaces the existing conservatory on exactly the same footprint, there is no increase in floor area compared to the existing situation. The proposed extension is therefore proportionate in scale to the existing dwelling.

4.7. The proposed extension is located to the rear of the property. Orchard Way runs immediately to the south of the dwelling and turns to run northwards on the west side; the existing conservatory and proposed extension are visible from Orchard Way to the south and west. A 1.8m closed-board timber fence on the south boundary means that only the roof of the conservatory/extension is visible from the road to the south. The proposed extension is comparable in height and form to the existing conservatory and will have no greater visual impact on the street scene.

## **5. External Appearance**

5.1. The extension walls and the replacement first-floor cladding to the main house will be finished in Eurocell Coastline 203mm composite horizontal cladding boards in Anthracite Grey, on a structural timber stud frame. This consistent material across both the extension and the upgraded first-floor elevation will produce a coherent, unified external appearance.

5.2. The new flat roof will be finished with a grey/black EPDM single-ply rubber membrane on a warm deck construction. The fascias and soffits will be Anthracite Grey UPVC. Surface water from the new roof will drain via a new downpipe connecting to the existing rainwater gully at the rear of the house.

5.3. The new extension windows will be double-glazed Anthracite Grey UPVC frames. A single double-glazed door in Anthracite Grey UPVC will be provided to the side of the extension. The new French doors to the south gable end of the main house will be double-glazed Anthracite Grey UPVC, 1,500mm wide.

5.4. The roof lantern will be a double-glazed pitched glazed lantern in Anthracite Grey aluminium, measuring 2m by 1m, positioned centrally in the flat roof to admit natural daylight into the open-plan interior.

5.5. The rainwater goods will be Anthracite Grey UPVC.

5.6.

## **6. Landscaping**

6.1. No new landscaping is proposed. The existing rear garden landscaping will remain unchanged.

## **7. Access Statement**

7.1. Entrance – Access to the front entrance will be unchanged.

7.2. Parking – The property has existing on-site parking provision to the rear. The proposed extension does not create any additional bedrooms and therefore

generates no increase in parking demand. No change to existing parking arrangements is proposed or required.

- 7.3. Drainage – Surface water from the new extension roof will drain via a new downpipe to the existing rainwater gully at the rear of the house, consistent with the existing conservatory drainage arrangement.

## 8. Neighbouring Context

- 8.1. The proposed extension sits on exactly the same footprint as the existing conservatory which has been present on the property for a number of years. As the footprint is unchanged, the relationship of the development to neighbouring properties is not materially altered by the proposals. The replacement extension is located to the rear of the property; only the roof is visible above the 1.8m boundary fence from Orchard Way to the south. The proposed development is entirely consistent with the prevailing character of rear development in the locality.

## 9. Planning Policy

- 9.1. Wiltshire Core Strategy (2015) Policy CP57 – High Quality Design and Place Shaping. Policy CP57 requires a high standard of design in all new development, including extensions, alterations and changes of use, and requires proposals to respond positively to the existing built form and character of their surroundings. The proposed extension satisfies all requirements of CP57: it replaces an existing conservatory on exactly the same footprint; the use of composite cladding in Anthracite Grey reflects contemporary domestic design whilst remaining sympathetic to the existing dwelling; the flat roof form minimises height and massing and ensures the extension is clearly subservient to the main house; and the scale is proportionate to the existing property. Wiltshire Design Guide SPD – Appendix D states that proposed extensions should not be unduly overbearing or obtrusive and should fit into the general street scene. As a like-for-like replacement of an existing conservatory on the same footprint, entirely to the rear of the dwelling and not visible from the street, the proposal fully satisfies the requirements of the Design Guide.
- 9.2. National Planning Policy Framework (NPPF 2023) – Chapter 12 (Achieving Well-Designed Places). Paragraph 130 requires that development is visually attractive, sympathetic to local character and history, and does not have an unacceptable impact on the amenity of neighbouring properties. The proposed extension accords with all three requirements. It is not visible from the public highway beyond the roof line and has no adverse impact on the street scene. The design is sympathetic to the host dwelling and to the established character of rear development in this part of Amesbury.

## 10. Conclusion

- 10.1. The proposal represents a straightforward like-for-like replacement of the existing conservatory with a properly insulated and structurally sound single-storey flat roof extension on exactly the same footprint. The replacement extension will significantly improve the thermal performance and utility of the additional floor area compared to the existing glazed conservatory. The additional works — the new French door to the gable end and the replacement of the first floor tile hanging with insulated composite cladding — are sympathetic to the existing dwelling and will improve the appearance and energy performance of the property.
- 10.2. The appearance of the extension is sympathetic to the design of the existing dwelling while keeping the overall mass to a minimum.

- 10.3. In conclusion it is considered that these proposals will form a welcome addition to this property making the best use of available space. We therefore request that planning permission be granted.

This Design and Access Statement is to be read in conjunction with enclosed documents:

Drawings:

26010 / P001 Site Location Plan  
26010 / P002 Site Block Plan  
26010 / P050 Existing Floor Plans & Elevations  
26010 / P100 Proposed Floor Plans, Elevations & Section  
26010 / DASP01 Site Photographs