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26-1082: Design & Access Statement

Site : 2 Broadmead, Corsham, Wilts. SN13
9AN

Client: Mrs Sheena Gill

Client Address:

Introduction

Funlab have been appointed by the homeowner and applicant at 2 Broadmead to develop a new extension in order to improve the living accommodation and main entrance along with a program of aesthetic improvements, that in some circumstances could be considered under permitted development.

The following Design and Access Statement is to be read in conjunction with the architectural drawing submission.

Proposed Development

The proposed development seeks to provide a new single storey wrap around/infill style extension creating a larger living space and entrance area along with internal alterations and associated landscape works.

The main house is currently constructed of an ashlar stone with a interlocking roof tile and is beginning to look dated.

As part of the proposal the stone is to be covered with white render and the roof changed to a slate/slate effect roof.

The existing windows and doors are also to be replaced but this is typically considered permitted development.

Similar modernisation projects are currently being undertaken to various local properties.

Accompanying the application the following drawings are included:

Material Consideration

Existing

- Gill-Corsham-Broadmead-Topo
- Gill-Corsham-Broadmead-Ground
- Existing Elevations - Survey

Proposed

- 26-1082-100 Location Plan
- 26-1082-110 Existing & Proposed Block Plans
- 26-1082-150 Proposed Site Plan-Rev A
- 26-1082-200 Proposed Ground Floor Plan-Rev A
- 26-1082-210 Proposed Elevations-Rev A
- 26-1082-212 Existing & Proposed Roof Plans

For Information Only

- 26-1082-211 Massing

Site Context

Broadmead forms part of a late 20th C housing development on the southern side of Corsham. This does not fall into the local Conservation Area nor the National Landscape, formally AONB.

As per the Wiltshire mapping service it is noted that the site falls within a Bat Protection Zone, however as 2 Broadmead is a chalet style bungalow the 1st floor is living accommodation and there is no loft to form a roost. Therefore this property is exempt from a preliminary bat survey.

It should be noted that there are a number of properties on the wider estate that are making cosmetic alterations to the appearance through interventions such as cladding or changing the windows alongside extensions.

2 Broadmead has some history in planning, the following references have been found on the Wiltshire planning pages:

- *PL/2023/01671 - Conversion of existing garage to create annexe to main dwelling - Granted May 2023 (not implemented)*
- *N/13/01241/FUL - Demolition of garage & addition of two storey and single storey side extension to an existing detached house (re submission) - Granted June 2013 (not implemented)*
- *N/13/00358/FUL - Demolition of garage & addition of two storey and single storey side extension to an existing detached house - Withdrawn June 2013*

Use

2 Broadmead is a class C3 dwelling house, this is not to change as part of this application.

Amount

Excluding the garage 2 Broadmead is a total of 185msq over 2 storeys.

The extension seeks to add an additional GIFA of 31.5msq, taking the total GIFA to 216.5msq which is an increase of circa 17%.

Layout & Access

The proposal seeks to slightly relocate the entrance however this does not alter the general access strategy.

The extension adds to the existing living space but otherwise the layout of the property remains unchanged.

Landscaping

2 Broadmead is an existing property with a mature garden which will largely be unchanged, however the proposal allows for a new decked area and an adapted footpath to the entrance door.

In order to allow for the extension a small tree needs to be felled and canopy reduction to another. Assuming that planning is granted the foundations will be designed taking into account any trees.

Appearance

The existing property is formed of ashlar stone with areas of feature cladding and interlocking tiles on what would be considered a late 20th century chalet style bungalow that forms part of a wider housing development, very much of its time and a simplistic architectural aesthetic.

The proposal seeks to add an extension using simple coursed Bath stone with vertical fluted accent panels that are slightly inset, this a modern design using traditional materials.

Rendering the existing dwelling will lift the quality of the overall design without radical alteration. This is being done successfully on and around Broadmead.

Conclusion

The project seeks to add a modest extension and exterior that will improve the overall aesthetic with materials that are sympathetic to the local area and wider Corsham.

Funlab do not deem this proposal as controversial in anyway and therefore assume Wiltshire Council will take the same view and support this application.