



Design & Access Statement

93 Castlehaven Close, Chippenham, SN15 3TG, Wiltshire

Street contextual photograph

Introduction

93 Castlehaven Close is a Semi-detached dwelling, located in Chippenham located just South from London Road Cemetery, within the Pewsham residential estate. The property is not listed, not in a conservation area, SSSI or AONB but can be seen from the public road of Castlehaven Close.

The property is built of masonry, with a natural coloured UPVC cladding to the first floor, under a roman clay tile roof. The property has a good provision of off and on-street parking.

This property as it stands fits the local vernacular of Pewsham and its immediate vicinity. Most properties in the area have a level of masonry to the ground floor, with either shingle, render or cladding to the first floor.

Proposed works

This application looks to extend above a pre-existing extension and alter the existing house to create a property more suitable home befitting to modern family life. This extension would provide, a master bedroom and ensuite to the first floor, a ground floor utility/wc, and a back-entrance hall servicing some extra opportunities for storage.

Massing

The size and scale of the proposed works have been carefully considered to remain in-keeping with the host dwelling and neighbouring proportion of volumes.

The extension is placed further east of the existing single-storey mass to mitigate any overshadowing to the neighbours attached, whilst still allowing for the necessary improvements to the property.

The lower pitched roof form continues the form of the host dwelling while remaining subservient to the typology by nature of its low ridge. This introduction of the pitched form will improve any impact on the neighbouring properties and soften the rear extension leading into the garden while adding a contemporary design interest to the existing build when viewed from the rear garden.

A 35deg. angle on the proposed pitched roof has been retained from the existing pitched extension to the rear. Keeping this angle mitigates visual changes to neighbouring properties.

Massing calculations

Net volume increase in percentage (Exc. Garage)

Existing volume = 249m³

Proposed volume = 62m³

*62/249*100 = 25% increase*

Net footprint increase in percentage (Exc. Garage)

Existing footprint = 53m²

Proposed footprint = 60m²

7 / 53 x 100 = 13.2% increase

Although there is a measurable increase in volume due to the nature of extending above an existing single storey, the actual footprint of the building is minimal. This approach to extending the ground floor by only 7m² and focussing on consolidating the form into one rather than fragmenting the extension will create a more efficient built form.

Increase in relation to site coverage

Garden space surrounding plot – 225m²

Existing coverage in comparison to rest of garden space = 53 / 225 x 100 = 23.5%

Proposed coverage in comparison to rest of garden space = 60 / 225 x 100 = 26.6%

Whilst the proposal increases the building footprint, the resulting site coverage remains under 30% which is notably modest in relation to the plot size.

The introduction of the 2-storey side extension avoids over articulation and can be perceived as cohesive due to its continuity in respecting the existing proportions of the original building. This is to ensure that the appearance can be perceived as unified rather than dominant to one or the other.

Appearance & Materiality

Proposed materials are motivated from those within the local vernacular.

The rear extension roofing will be proposed to match the existing host dwelling, but with the addition of rooflights to further enhance the natural light and solar gains of the master bed space.

All new rainwater goods and eaves detailing are proposed to be matching UPVC to keep with the existing aesthetic. Any new glazing to the rear extension will be an aluminium timber composite frame to improve thermal performance of the build.

To retain a cohesive appearance between the existing single-storey extension and our proposal, the rear and street facing side facade will be amalgamated by a natural-coloured polymer-based render. This choice of appearance is prevalent in the immediate street context and will nestle into the local vernacular.

Privacy & Impact

The proposed works to the rear elevation will be mostly hidden by the host dwelling, with very little visual or privacy impact on public amenity.

As the proposals seek to build in two-storey fashion, any impact of overlooking any neighbouring property has been minimised with openings on the first floor to the sides being proposed as rooflights or obscured glazing. The side elevation door that is proposed has been increased in size against the existing, to allow for better accessibility but is vastly hidden from public view via garden fencing.

The side entrance being increased in size will allow natural lighting within the utility space where rooflights are not feasible.

Access & Parking

Although the proposals now turn this 2-bed property into a comfortable 3 bedroom home, the parking provisions in the local area, of 2 off-street spaces, is still present as shown on the proposed site plan. The garage is also measured to comfortably fit a third parking space of a modern family car if and when required.

It is of the perspective that the proposals sought in this application will not impact parking or access provisions for 93 Castlehaven Close.

Conclusion

These proposals stand to have significant positive impacts on the property and lives of its occupants, whilst having little material impact on the public realm, or neighbouring property amenity.

Care has been taken throughout the design process to minimise the impact both on the existing house, and on the nearby properties. The proposals is considered modest in scale, respectful to local character and materially coherent while being beneficial to the long-term use of the home and ensuring that neighbours are considered.

The proposed improvements to the house will enhance the host dwelling and benefit the usability of the building, future proofing the suitability of this property for contemporary family living.

It is therefore hoped the Local Planning Authority can agree with the scheme's positive intentions and contributions.