

Design & Access Statement

11 High Street Ramsbury SN8 2SA



Type of Application

Householder planning & demolition in a conservation area

Location

11 High Street
Ramsbury
Marlborough
Wiltshire
SN8 2PA

Proposed Development

Construction of a single-storey rear extension to an existing dwelling, a first-floor addition to an existing bedroom, and construction of a dormer to an existing loft room, including all associated works

Date

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Applicant

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Agent

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1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the demolition of an existing uPVC conservatory, the construction of a single-storey rear extension to form a sun room/orangery, a modest first-floor extension, and the formation of a rear dormer within the existing roof space.

The application site is located within the Conservation Area of Ramsbury. The proposals have been carefully developed to provide additional living space while preserving the character and appearance of both the host dwelling and the wider Conservation Area. The design seeks to balance contemporary architectural detailing with high-quality materials that complement the existing property and its setting.

2. Site Description

The application site comprises an existing residential dwelling situated within an established residential area characterised by traditional housing and mature landscaped gardens. The property lies within the designated Conservation Area and forms part of a well-established residential streetscape.

The dwelling currently benefits from an existing uPVC conservatory to the rear, which is of limited architectural merit and does not positively contribute to the character of the property or the Conservation Area.

3. Proposed Development

The proposed development comprises the following works:

- Demolition of the existing rear uPVC conservatory.
- Demolition of an existing canopy.
- Construction of a single-storey rear extension to provide a new sun room/orangery.
- A modest extension at first-floor level through the removal of an existing pitched roof and reconstruction at an increased height.
- Formation of a rear dormer within the existing roof space to create an additional bedroom.

The proposals have been carefully designed as subordinate additions to the original dwelling and have been developed to minimise visual impact while significantly improving the quality and functionality of the accommodation.

4. Design and Appearance

Demolition of Existing Conservatory

The existing uPVC conservatory will be removed as part of the proposed works. The conservatory is a later addition that is not sympathetic to the architectural character of the dwelling and does not enhance the appearance of the Conservation Area. Its removal provides an opportunity to replace it with a more coherent and better-designed extension.

Single-Storey Rear Extension

The proposed single-storey rear extension will provide a light-filled sun room/orangery overlooking the rear garden.

The extension has been designed with a simple contemporary form that remains clearly subservient to the existing dwelling. Extensive heritage-style black aluminium glazing will maximise views towards the garden while maintaining refined proportions appropriate to the host building.

The external walls will be clad in Siberian larch timber, creating a high-quality natural finish that complements the existing timber garden buildings and softens the appearance of the extension within the garden setting.

The use of natural timber will allow the building to weather gracefully over time, ensuring that the extension sits comfortably within its landscape setting and reduces its visual prominence.

First-Floor Extension

The first-floor works comprise the removal of an existing pitched roof and the construction of a modest extension above.

The extension has been carefully designed to remain visually subordinate to the original dwelling. The proposed roof will be finished with roof tiles to match the existing house, maintaining continuity with the established roofscape.

Importantly, the extended roof ridge will remain approximately 300 mm below the adjoining principal roof ridge, ensuring that the original building remains the dominant element and preserving the hierarchy of the existing roof form.

The external walls will be clad in Siberian larch timber to provide a consistent design language with the proposed ground-floor extension while creating a contemporary yet sympathetic addition.

Loft Dormer

The proposed rear dormer will facilitate the creation of an additional bedroom within the existing roof space, making more efficient use of the existing building without significantly increasing its overall scale.

The dormer has been deliberately designed to minimise its visual impact.

It will be:

- positioned on a rear roof slope;
- set back approximately 1 metre from the outer edges of the roof;
- set down approximately 300 mm below the existing ridge line;
- visibility kept at a bare minimum from the public highway or other publicly accessible viewpoints. Images 1) and 2).

These design measures ensure that the dormer remains a discreet addition that preserves the original roof form when viewed from the surrounding area.

The dormer will be clad in Siberian larch timber to match the proposed extensions and existing timber garden structures, while the roof will comprise a high-performance EPDM single-ply flat roofing system, selected for its durability, longevity and minimal visual profile.

The proposed top-hung egress window will utilise heritage-style black aluminium framing consistent with the remainder of the development. The glazing will be obscure glazed, preventing overlooking of neighbouring properties and safeguarding residential privacy.



1) Existing View from High Street



2) Proposed View from High Street

5. Materials

The proposed palette of materials has been selected to create a cohesive and high-quality design while respecting the existing dwelling.

Materials include:

- Siberian larch timber cladding; Image 3)
- heritage-style black aluminium windows and doors; Image 4)
- roof tiles to match the existing dwelling;
- EPDM single-ply membrane to the dormer roof;
- matching rainwater goods and external detailing where appropriate.

The restrained material palette creates a contemporary intervention that complements rather than competes with the traditional character of the original building.



3) Precedent - Siberian Larch Timber Cladding



4) Precedent – Aluminium Heritage Style Frames

6. Conservation Area Considerations

The application site lies within a designated Conservation Area, and careful consideration has been given to preserving its character and appearance.

The proposed works are largely confined to the rear of the property, substantially limiting their visibility from the public realm.

The replacement of the existing uPVC conservatory with a well-designed contemporary extension represents an enhancement to the architectural quality of the property.

The first-floor extension has been designed to remain subordinate through its reduced ridge height and carefully considered proportions, while the rear dormer has been positioned so that it is not visible from public viewpoints.

The use of high-quality natural materials, together with a restrained architectural approach, ensures that the proposals preserve the significance of the Conservation Area and integrate sympathetically with both the existing dwelling and its wider setting.

7. Residential Amenity

The proposals have been designed to avoid adverse impacts on neighbouring occupiers.

The rear dormer incorporates obscure glazing to prevent overlooking and protect neighbouring privacy.

The scale, siting and massing of the extensions have been carefully considered to ensure there will be no unacceptable loss of daylight, sunlight or outlook to adjoining properties.

Overall, the development maintains an appropriate relationship with neighbouring dwellings and is fully compatible with the residential character of the area.

8. Access

Existing pedestrian and vehicular access arrangements will remain unchanged.

The proposed development does not alter access to the site or the dwelling. Internal circulation will be improved through the provision of additional living accommodation while maintaining convenient access throughout the property.

9. Sustainability

The proposal makes efficient use of the existing dwelling by extending and improving the accommodation rather than requiring new residential development elsewhere.

The use of durable, responsibly sourced Siberian larch timber and high-performance aluminium glazing contribute to the longevity of the development. The replacement of the existing conservatory with a well-insulated extension will improve the thermal performance and energy efficiency of the property.

10. Conclusion

The proposed development has been carefully designed to provide additional living accommodation through the replacement of an existing conservatory, construction of a single-storey rear extension, a modest first-floor extension and a sensitively designed rear dormer.

The extensions are subordinate to the host dwelling, employ a high-quality and coherent palette of materials, and have been carefully detailed to minimise their visual impact. Particular attention has been given to preserving the character and appearance of the Conservation Area through appropriate siting, scale, roof design and material selection.

The development will not result in unacceptable impacts on neighbouring amenity or the wider historic environment and is considered to represent a high-quality, sustainable and sympathetic addition to the existing dwelling. Accordingly, the proposal is considered to accord with the objectives of the National Planning Policy Framework and the relevant policies of the Local Planning Authority.