

LONGBRIDGE HOUSE, HIGH ROAD, BROADCHALKE,
SALISBURY, SP5 5EH

Design & Access Statement

1.0 INTRODUCTION

- 1.1 Longbridge House is situated on the south side of High Road at the east end of Broad Chalke. The Applicants have lived here since 2021 and they seek consent for works which will improve the accommodation to better suit their needs. They understand very well their duty to maintain the character of the house within the context of the settlement and the surrounding landscape and have every intention to do so.
- 1.2 The house was built in 1998. The site is not within the revised Conservation Area but it is in the West Wiltshire Downs National Landscape (formerly an AONB). Access to the house is directly from High Road.
- 1.3 These proposals are not expected to affect the ecology or biodiversity of the site. The proposed works should not disturb bats, nesting birds or other protected species. A Preliminary Roost Assessment for bats has been carried out recently.
- 1.4 The site is not within a Flood Zone. A Flood Risk Assessment is not considered necessary.
- 1.5 The Applicants seek consent for two extensions to the existing building to improve its function together with the insertion of new dormers and a skylight and some internal alterations.
- 1.6 The Applicants have spoken to their neighbours about these proposals.

2.0 PROPOSED DEVELOPMENT

- 3.1 The Applicants seek consent for three key alterations to the house to improve its function: First, the construction of an entrance hall on the north elevation which will give more generous entrance to the principal rooms. Second, the construction of a utility room to allow the kitchen to be enlarged. Third, the insertion of dormer windows and a skylight to serve a bedroom and bathroom converted from the existing loft space.
- 3.2 The current entrance hall is very tight and it lacks sufficient space for coat cupboards. A new porch is proposed which will lead directly into the reception hall with a view to the garden the other side on an axis through the existing double doors. The new gable window, detailed to match the existing examples, will emphasise the new axis. The walls will be constructed using coursed limestone and quoins to match the existing building. The eaves on the east side is set to accommodate the existing canopy which we consider to be worthy of retention. The ridge height is kept as low as possible by reducing the height of the over the coat cupboard on the west side.
- 3.3 The Applicants would like to make the kitchen bigger with sufficient space for a fully-equipped kitchen and a dining area. This can be accommodated by

incorporating the existing utility spaces and extending the gable to the north to form a new utility room. This arrangement will also allow direct access from the kitchen to the reception hall. The new window will match the existing examples on this lower range.

- 3.4 The Applicants would like to create a bedroom and bathroom upstairs in place of the existing loft space over the reception hall. This room is particularly high, having been designed specifically to suit the previous owner's tapestries, and by reducing the height of this room, a proper bedroom and bathroom can be provided. A double dormer and a single dormer would light the bedroom and bathroom, and provide useful additional headroom, and a skylight would light the passage. These will provide the necessary light and ventilation and will be detailed to match the existing examples. All new windows will be double-glazing to reduce heat loss.
- 3.5 Other internal alterations are proposed to complete the proposed remodeling of the house but these are not subject to planning control.
- 3.6 No alterations to the existing access are proposed. Access for emergency vehicles will not be affected by the proposed extensions.
- 3.7 Existing bin and storage provision will not be affected by the proposals.

4.0 JUSTIFICATION AND CONCLUSION

- 4.1 The Applicants wish to carry out modest alterations to a building which they cherish and these would overcome its deficiencies in terms of function. These proposals have been designed to have minimum impact on the house and its setting in the landscape.
- 4.2 Materials and elements used in the proposals will be appropriate to the setting and will match the existing structure. The Applicants intend to demonstrate their commitment by using high quality materials throughout.
- 4.3 It is not considered that these proposals would have anything other than a very localised visual impact which would be capable of amelioration through the implementation of a simple landscaping and planting scheme.
- 4.4 NPPF refers to several principles which are relevant when judging development proposals including the following:
- + alongside scrutiny, the requirement for creativity in finding ways to enhance and improve the places where people live;
 - + the aim of securing high quality design and a good standard of amenity for existing and future occupants of buildings;
 - + energy efficiency in the interests of a transition to a low carbon economy; and
- We would submit that ultimately these particular alterations would accord with these principles.