

Design and Access Statement

September Cottage, Alton Priors, Marlborough, SN8 4JX
Proposal: Single-storey side extension

Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application for a single-storey side extension at September Cottage, Alton Priors. The proposal seeks to provide a modest garden room within the existing residential curtilage.

Existing Site

September Cottage is a detached two-storey dwelling set within a residential garden in the rural village of Alton Priors.

The existing dwelling has an internal ground-floor area of approximately 74.90m².

The property is finished predominantly in light buff/yellow brickwork with tile hanging and a dark tiled pitched roof.

The site lies within a Conservation Area and National Landscape.

Amount

The proposed extension provides approximately 8.10m² of additional floor area, increasing the approximate ground-floor area to 83.00m².

The scale of development is therefore modest in relation to both the dwelling and the wider plot.

Layout

The extension is positioned to the side of the existing dwelling and provides a new garden room.

The proposed room measures approximately 2.7m x 3.0m, with glazing facing towards the garden.

Scale

The extension is single-storey and deliberately designed to remain subordinate to the existing two-storey house.

The proposed glazing is approximately 2100mm high, and a 10-degree roof pitch is proposed. The roof and floor levels have been carefully developed to minimise the height of the extension and its effect on adjoining properties and the wider setting.

Appearance

The design combines traditional and contemporary elements.

The proposed external materials comprise:

- Purbeck Rag stone cladding slips to lower wall sections;
- horizontal timber cladding above;
- PLANUM low-pitch roof tiles;
- dark/anthracite aluminium Crittall-style windows and doors; and

- a flush or low-profile rooflight.

The material palette has been selected to complement the rural character of the site while allowing the extension to read as a clearly identifiable but sympathetic addition to the existing dwelling.

Landscaping

The proposal occupies an existing area immediately adjoining the dwelling.

No substantial alteration to the wider garden or established landscape character is proposed.

No trees or hedges are proposed to be removed or pruned as part of the development.

Access

The proposal does not alter the existing vehicular access arrangements to the property.

The extension is ancillary to the existing dwelling and does not create an additional residential unit or generate a material increase in traffic or parking demand.

Pedestrian access to the dwelling remains unchanged.

The proposed garden room is designed with direct access to the garden. The proposed lowered internal floor level also allows the garden room to relate more closely to the external patio level.

Design Response

The design has been developed having regard to:

- the scale and proportions of the existing dwelling;
- the relationship with neighbouring properties;
- the site's Conservation Area location;
- the National Landscape designation;
- the rural character of Alton Priors; and
- the desire to minimise the overall height and visual impact of the extension.

The shallow roof pitch and restrained footprint ensure that the extension remains secondary to the host dwelling.

Conclusion

The proposed extension represents a modest and proportionate addition to September Cottage.

Its scale, positioning, roof form and carefully selected materials respond positively to the character of the existing dwelling and its sensitive rural setting.

The proposal maintains existing access arrangements, does not result in significant landscape change and is considered appropriate within the Conservation Area and National Landscape.