

Proposed Rear, Side and Dormer Extensions at

58 Thistlebarrow Road
Salisbury
SP1 3RS

Design & Access Statement

Prepared for

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DALE ROBERTS DESIGN
ARCHITECTURAL SERVICES

1. Existing Building

- 1.1. The property is a detached three bedroom residential dwelling located at 58 Thistlebarrow Road, Salisbury. The house is situated to the north of Salisbury city centre in an established residential area.
- 1.2. The existing house is characterised by a large asymmetric roof form which sweeps down on the south-east elevation to single-storey level. The property is set back behind the road frontage with a generous front garden and single-width driveway.
- 1.3. A detached double garage with flat roof is located to the rear of the property and is accessed via the driveway. The site area is approximately 573 m².
- 1.4. The ground level slopes away from the front to the rear of the property by approximately 0.8m.

2. The proposed scheme

- 2.1. The proposal comprises extensions to the ground floor of the existing house, a new dormer extension to the first floor, conversion of the detached garage, and associated modifications.
- 2.2. **Ground Floor Extension**
A single-storey rear and side extension is proposed to provide a new kitchen, pantry, boot room and utility room. The existing kitchen will be removed and located in the new rear extension, and the breakfast room will be created within the existing kitchen house footprint.
- 2.3. **First Floor - Master Bedroom Enlargement**
The master bedroom is enlarged by extending into the existing roof space, partly created by the new dormer extension. The new dressing room, small cupboard and master en-suite are created as new floor areas within the dormer extension.
- 2.4. **Garage Conversion**
The existing detached double garage with flat roof is converted to provide a playroom and gym space with a mezzanine floor. The flat roof is replaced with a pitched roof at 45° pitch. A new toilet is incorporated within the space.

3. Layout

- 3.1. **Ground Floor**
The ground floor extension to the rear and side provides a new kitchen, pantry (1.74m x 0.9m), boot room (1.74m x 3.07m) and utility room (1.74m x 2.97m). The existing kitchen is remodelled as a breakfast room. These changes improve circulation and functionality of the ground floor living spaces.
- 3.2. **First Floor**
The master bedroom is enlarged (4.04m x 3.01m). A new dressing room (1.79m x 4.15m), small cupboard, and en-suite bathroom (2.78m x 1.5m) are created within the dormer extension on the north-east elevation.
- 3.3. **Garage Conversion**
The detached garage is converted to provide a playroom and gym (4.79m x 5.1m) with a mezzanine floor. A new toilet is incorporated within this space. Access is via new double doors on the north-east elevation and bifold doors on the south-west elevation.

4. Scale

4.1. **Ground Floor Extension**

The ground floor extension has a pitched roof with a pitch of 21°. The height to eaves is 2.610m and the ridge height is 3.835m. The extension sits to the rear and side of the property and remains subservient to the existing house, not exceeding the height of the main house ridge (7.89m).

4.2. **Dormer Extension**

The cat-slide dormer on the north-east elevation has a roof pitch of 10°. The height to the eaves is 5.53m and the highest point of the dormer roof is 6.325m, remaining subservient to the main house ridge.

4.3. **Garage Conversion**

The existing flat garage roof (height 2.6m to the front eaves) is replaced with a pitched roof at 45° pitch. The roof heights are consistent front and rear. The ground level slopes away to the rear of the garage by 0.565m, which means the physical height above ground level is slightly higher at the rear, but the eaves and ridge heights remain the same.

5. **External Appearance**

5.1. The proposed extensions and garage conversion have been designed to complement the existing house through consistent use of materials and finishes:

5.2. **Walls:** Buff/brown multi-facing brick to match the existing, with mortar colour matched to existing brickwork.

5.3. **Windows:** Double glazed UPVC windows in white.

5.4. **Doors:** Double glazed white aluminium bifold doors and white UPVC/aluminium patio doors.

5.5. **Roof:** Concrete double roman grey or brown interlocking roof tiles to pitched roof elements.

5.6. **Roof Lights:** Double glazed roof lights with anthracite grey aluminium frames and toughened glass.

5.7. **Fascias & Soffits:** White UPVC fascias, soffits, gutters and downpipes to match existing.

5.8. **Dormer:** Metal standing seam coloured zinc roof and walls with double glazed anthracite grey aluminium windows.

5.9. **External Areas:** Natural stone or quality decorative paving to external areas with simple stained timber balustrade to steps.

6. **Parking & Access**

6.1. The existing property has a double garage which is being converted to living space. This results in the loss of two parking spaces currently provided by the garage.

6.2. For a three-bedroom residential property, two parking spaces are required. To meet this requirement, the clients propose to provide one parking space on the existing driveway and one additional parking space on the front garden area.

6.3. The gateway through the front boundary wall is 3m wide, matching the width of the existing driveway, providing adequate access to the proposed front garden parking space.

- 6.4. The existing drop curb extends across the width of the driveway from the road across the public footpath, providing access to the site.
- 6.5. The provision of two parking spaces (one on drive, one on front garden) maintains the required parking provision for a three-bedroom house and is appropriate for the property.
- 6.6. Cycle parking is provided within the existing shed at the bottom of the garden, which will accommodate three cycle spaces, consistent with the number of bedrooms at the property.
- 6.7. **Vehicular and Pedestrian Access**
- 6.8. Vehicular access to the property is maintained via the existing single-width drive and drop curb from Thistlebarrow Road. Proposed parking on the front garden is accessed via the existing gateway.
- 6.9. Pedestrian access to the house is via the existing front entrance. New external doors to the ground floor extension provide additional access and circulation between indoor and outdoor spaces.
- 6.10. **Drainage**
- 6.11. **Foul water drainage:** New foul water drainage runs will be provided from the kitchen sink, utilities and new toilet, discharging to the existing main sewer connection in the road.
- 6.12. **Surface water drainage:** Surface water from the new ground floor extension roof and the new garage pitched roof will be taken to a new soakaway located in the rear garden.
- 6.13. No new landscaping is proposed. The existing rear garden landscaping will remain unchanged.

7. Landscaping

- 7.1. Existing garden landscaping will largely be retained. New patio and paving areas will be finished with natural stone or quality decorative paving material to complement the residential setting. A new soakaway will be created in the rear garden to manage surface water drainage from the extensions.

8. Neighbouring Context

- 8.1. The site is situated within an established residential area comprising a mix of detached and semi-detached properties. The ground floor rear extension is set back from the road frontage, minimising visual impact on the street scene. However, the side extension and dormer extension are visible from the front of the property and have been carefully designed to complement the existing house form.
- 8.2. The design maintains the amenity of neighbouring properties through careful positioning, use of matching materials, and attention to scale and proportion. All extensions remain subservient to the existing house ridge height.
- 8.3. The clients have undertaken informal consultation with neighbouring residents, receiving positive feedback overall.

9. Planning History

- 9.1. A search of the Wiltshire Council planning website reveals no recorded planning applications or approvals for this property. This does not necessarily mean that no applications have been submitted historically, but no recent records are currently available on the council's online register.

10. Planning Policy

- 10.1. Wiltshire Core Strategy (2015) – Core Policy 57 (Ensuring High Quality Design and Place Shaping): The proposal demonstrates high quality design through consistent use of materials, careful attention to form, scale and proportion, and sensitivity to the existing residential context.
- 10.2. Wiltshire Design Guide Supplementary Planning Document (2024): The extensions are designed to respect the local context and character, utilise complementary materials and detailing, and integrate sensitively with the existing dwelling.
- 10.3. National Planning Policy Framework (2023) – Chapter 12 (Achieving Well-Designed Places): The proposal represents good quality design with clear design rationale, appropriate scale and form, and respect for the surrounding residential environment.

11. Conclusion

- 11.1. The proposed extensions and garage conversion provide the clients with additional living accommodation. The scheme has been carefully designed to respect the character and scale of the existing dwelling and the surrounding residential area.
- 11.2. The use of materials and details complementary to the existing house, combined with careful attention to proportion, form and positioning, ensures that the proposal integrates sensitively into the residential setting.
- 11.3. The design accords with relevant planning policies and is considered to represent appropriate development.

This Design and Access Statement is to be read in conjunction with enclosed documents:

Drawings:

25021 / P001	Site Location Plan
25021 / P002	Site Block Plan
25021 / P050	Existing Floor Plans
25021 / P051	Elevations
25021 / P100	Proposed Floor Plans
25021 / P101	Elevations & Section
25021 / DASP01	Site Photographs