

DESIGN AND ACCESS STATEMENT in connection with Alterations and extension to Restholme Tytherley Road Winterslow for

Mr & Mrs I Dollin

LOCATION

Restholme is located to the East of the centre of Middle Winterslow a large village approximately 12 kilometres North East of Salisbury

Tytherley Road runs South East out of the village towards West Dean with Restholme located on the North East side. The character of the area is a mixture of modern and 20th century properties alongside open fields

THE PROPERTY

The property is a detached single storey dwelling built possibly in the 1930's with only a bathroom extension and garage added; the internal layout is basically as built.

In front of the dwelling a paved drive with limited parking area remainder laid to lawn. To the rear a small patio leads down steps to lawn with further garden accessed through a gateway.

The property has the benefit of a driveway to the South East shared with the adjoining owner this leads to a paddock at the rear owned by Restholme

The construction is brick under a tiled roof ,upvc windows.

The property has the benefit of all services

THE PROPOSALS

There are several elements to the proposal, combined will provide a modern property, upgraded to meet modern insulation standards and with systems that use natural resources.

Entrance – The gates [if provided] will be moved back to provide a pull off road area approximately 6 m in length, the present pavers will remain for the depth of the pull in

Parking -- The remaining pavers will be removed including an area of lawn to form parking area with a reversing facility allowing entry and exit of the site in a forward gear, this area will have crushed limestone or similar surface.

Demolition—The garage will be removed together with the front porch. Part of the front wall adjacent to the garage will also be removed to allow an extension. The rear wall of the present kitchen will be removed to form an extension

Patio--- The present patio will be extended and supported by a retaining wall using the 'King post' system with concrete infill panels imprinted to replicate sleepers

New Build--- An extension will be formed on the South West elevation to provide for a kitchen area. To the North East an extension will be formed to provide a dining family area. The recess formed by the existing 'wings' will be joined and extended to form a sitting room. On the South West elevation an extension will be formed to provide a boot room and utility space.

Externally--- The brick walls and those of the extensions will be coated with a render above a black plinth. The roof new and old will be covered in natural slate. Gutters, fascia's and soffits will be in black upvc, windows will be in aluminium matt grey.

Improvements for climate change--- The property will have the benefit of Air source heat pump for heating and hot water. Photovoltaic panels will be installed on the South West roof area to support electrical demand. Solar panels will be located on the South East roof area to support water heating. Both will be recessed in the slate.

PLANNING

Wiltshire Core Strategy 2015 contains the relevant policies for this location with Policy 57 being considered relevant

The property is within the settlement boundary of Winterslow therefore extensions can be considered.

The general outline of the original dwelling is maintained with extension replicating the present design. The proposal to render the property is to mask extensions carried out in the past which have not been properly connected to the original. The change in roofing to slate is to complete the transformation to a modern dwelling. Proposals to acknowledge climate change are incorporated

The proposals have been carefully considered due to the location and will enable the property to be brought up to modern standards. The proposal will not interfere with the enjoyment of surrounding properties or the landscape in general

Photographs

- 1 From entry showing South West Elevation
- 2 From South corner showing South East Elevation
- 3 North East Elevation from garden
- 4 View from present patio [will be from new patio and sitting room]







