# Heritage, Design and Access Statement

**Application by:** Western Building Consultants Ltd

**Proposal:** Extension and conversion of an existing carport to create an ancillary living space; loft conversion with rear dormer window; extension to attached shed.

**Site:** The Laurels, 36 Westbury Road, Edington, Wiltshire, BA13 4QF



*Fig. 1: Front Elevation*

## 1.0 Introduction

1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client, the owners of The Laurels, 36 Westbury Road. It has been produced to support the application for internal and external

alterations to extend and convert an existing carport to ancillary accommodation, loft conversion and an extension to the attached shed.

1.2 This document outlines the proposal and justifies the proposed works; it should be read in conjunction with the following drawings and documents submitted as part of the application:

- (3)001_Location and Block Plans
- (3)002_Existing Ground Floor Plan
- (3)003_Existing First and Second Floor Plans
- (3)004_Existing Elevations
- (3)005_Existing Site Plan
- (3)006B_Proposed Ground Floor Plan - Rev B
- (3)007B_Proposed First and Second Floor Plans - Rev B
- (3)008B_Proposed Elevations - Rev B
- (3)009B_Proposed Site Plan - Rev B

**2.0 Site Overview**

2.1 The Laurels, 36 Westbury Road consists of a traditional two storey, detached residential cottage built into sloping land with terraced rear gardens, driveway and a detached car port. It is located on the main road running through the village of Edington, a historic rural settlement East of Westbury and just outside the Salisbury Plain.

2.2 The surrounding area is rural with residential properties and village amenities such as a parish hall and local church.

2.3 The main dwelling within the application site just falls within the Edington Conservation Area, however, the outbuilding to the rear of the house falls outside this area.

2.4 The property has neighbouring dwellings either side, with a public right of way running along the outside of the Eastern boundary.

**3.0 Heritage**

3.1 The Laurels was originally a much smaller cottage built around the 18th Century, it had a simple rectangular building form and has since been extended and renovated multiple times.

3.2 The property is not Listed, however, it is located within a designated Conservation Area which recognises the special architectural and historic interest of the village.

3.3 Edington's development has been influenced by the surrounding agricultural land and topography and may have origins from before the medieval period. The Conservation Area aims to protect the value of the significant Listed Buildings as well as the street pattern and relationship to the countryside.

3.4 The architectural character in the area is predominantly rural and vernacular with domestic, agricultural and ecclesiastical functions. A number of buildings date

back to the 17th century alongside later developments. The materials that can be seen locally vary from stone, brick and render buildings, to timber frame and timber clad buildings.

## 4.0 Previous Applications

4.1 According to the Wiltshire online planning search, there have been 5 previous Planning Applications at the site from within the past 20 years and the property has been extended a few times to make the dwelling suitable for modern use. Details of previous applications are listed below:

**Reference number:** W/13/00292/FUL
**Proposal Description:** Extension to form garden room
**Decision:** Approve with Conditions
**Decision Date:** 4/16/2013

**Reference number:** 16/07366/FUL
**Proposal Description:** Erection of a two storey rear extension
**Decision:** Approve with Conditions
**Decision Date:** 9/26/2016

**Reference number:** W/10/00924/FUL
**Proposal Description:** Proposed vehicular access with drive and turn round and replacement wc with new rear porch
**Decision:** Approve with Conditions
**Decision Date:** 5/25/2010

**Reference number:** 14/10492/FUL
**Proposal Description:** Proposed alterations and extension
**Decision:** Approve with Conditions
**Decision Date:** 12/22/2014

**Reference number:** PL/2024/05531
**Proposal Description:** Addition of External Wall Insulation and Solar Pho
**Decision:** Under Consultation, Decision 24/07/2024
**Decision Date:** 7/24/2024

## 5.0 Proposal and Impact

5.1 The proposal comprises a loft conversion with a rear dormer window, an extension to the existing car port to provide ancillary annex accommodation and an extension to an attached timber frame shed. The design seeks to accommodate these alterations whilst respecting the architectural character of The Laurels and the surrounding area.

5.2 A suitably proportioned dormer window has been proposed to be set within the roof slope and reflect a similar appearance to the existing dormer window on the rear elevation. The timber materials and window proportions will complement the other aspects of the dwelling where these materials exist. The dormer window and rooflights will allow the loft space to be utilised as an additional bedroom to the property making it a 4 bed house.

5.3 The proposed extension and conversion of the carport will provide ancillary accommodation associated with the main dwelling. It is visually subordinate from the main house with its form recessed into the sloping land and timber cladding

wall material. The roof of the annex will be accessible but will be at a lower level than other adjacent areas of the garden meaning that the proposed roof terrace will not cause any additional harm or overlooking when compared to the current situation. Existing screening from hedges and separation between neighbouring properties provide adequate privacy. The annex will be used as a flexible living space by the owners.

5.4 The existing shed along the West boundary will be rebuilt and enlarged with two access points at the front and rear. This will require some landscaping to the side of the house and a new set of external steps.

5.5 Other alterations proposed include the removal of a chimney and a repositioned flue pipe on the front elevation as well as the relocation of existing solar panels to the front roof slope and rooflights.

**Appearance**

5.6 The aim is to improve the appearance of the building whilst ensuring that the unique features are respected. This will be done by using good quality materials throughout that match the existing style of the building.

**Scale**

5.7 There will be a small increase in size to the car port structure to allow it to be converted and an increase in size of the shed to the side of the house.

5.8 The annex is positioned within the hillside which minimises its impact to ensure it does not appear dominating.

**Landscaping and access**

5.9 Access will remain unaltered.

5.10 Some minor landscaping is proposed to the side of the property to provide rear access to the attached garden shed. There will also be some alterations to the levels around the proposed annex.

**7.0 Summary**

7.1 To summarise, the applicant aims to make sensitive alterations to their dwelling to create a new bedroom space in their loft and additional living space in the form of an annex separate to the main dwelling. The proposals are intended to improve the functionality of the residential family home whilst appearing coherent with the existing site and conservation area.

7.2 We believe that the alterations proposed are justified as the benefits significantly outweigh any negative impacts. We therefore seek planning permission for the works from Wiltshire Council.

## Photographs



*Fig. 2: Rear Elevation*



*Fig. 3: Rear porch extension showing timber cladding we intend to replicate*



*Fig. 4: Driveway entrance*



*Fig. 5: Car port*



*Fig. 6: Car port roof providing access to higher garden levels*