



Tel: 01722 412 391 www.favonius.co.uk
Wyndham House, 65 The Close, Salisbury, Wiltshire SP1 2EN

Design Access & Heritage Statement.

**CROSSWAYS, DAMERHAM – SINGLE STOREY REAR
EXTENSION**

21/02/2023
File: 111720f01



Fig.1 Front elevation of Crossways

<u>Contents:</u>	<u>Page</u>
1.0 Introduction	3
2.0 Design	4
3.0 Setting & Landscape	5
4.0 Heritage Statement	5
5.0 Flood Risk	6
6.0 Access	6



Fig.2 3D View of Proposed Single Storey Rear Extension.

I.0 Introduction

I.1 The owners of Crossways have asked us to design a single storey rear extension, to enlarge the existing kitchen to include a connected dining space, which has a good access to the garden and rear terrace space.



Fig.3 View of House in Street Scene.

3.0 Design.

3.1 The design provides a solution that integrates with the host building, using the same materials and similar architectural language to create an extension that suits the character of the main house and its setting.

3.2 Scale.

The new extension has a subservient scale to the main house and the later 2 storey extension, to which it attaches.

3.3 Siting.

The location of the extension sits within the L shape formed between the main house and the later 2 storey rear extension. The ends of the new building are set back from the corners of the building and is not a dominant addition in relation to the main street elevations.

3.4 Fenestration.

The windows and doors have been designed to emulate the character of the houses original windows in design and proportion. The roof lantern is set behind a parapet wall, located on the new concealed flat roof. In acknowledgment of the fact the property is in the ANOB dark sky's region, it is proposed to include low transmittance glass for the roof lantern glazing, which will alleviate much of the upward light spill.

3.5 Materials.

The walls will be finished in a painted render to match the materials of the main house. The top of the parapet wall will be finished in a re-constituted stone coping. The concealed flat roof behind will be a single ply roofing membrane in a grey finish. Doors and windows will be painted timber and double glazed. The lantern will be a powder coated metal roofing system.



Fig.4 3D view of proposal shown in its secluded location on the rear of the property.

4.0 Setting & Landscape

4.1 It is important that the design sits well with the original house, and street scene. Due to its secluded location on the rear of the property and the extensive boundary wall and hedge planting, this extension will not be visible from the street or wider landscape.

5.0 Heritage Statement

5.1 The house is of the late Victorian era built in 1893. It has a pleasing symmetrical character and makes a positive contribution to the street scene in the village high street.

5.2 The house is situated within the conservation area and special consideration has been made when producing the design solution, to ensure that the new extension does not cause any visual harm to the protected setting. The extension is set behind the main house and is not visible from the street scene. The design of the extension is subservient to its host and is set back from the main elevations which face the streets. The design and materials selected compliment the host building proposing a sympathetic design, form, and scale. The location of the extension on the rear elevation, together with the use of materials to match the existing building, we believe the proposal would preserve the existing character and appearance of the Conservation Area.



Fig.5 3D view showing set back relationship between extension and main house.



Fig.6 3D view of rear elevation showing subservient scale & sympathetic design.

6.0 Flood Risk:

6.1 The property is not within a flood risk zone from Rivers & Sea.

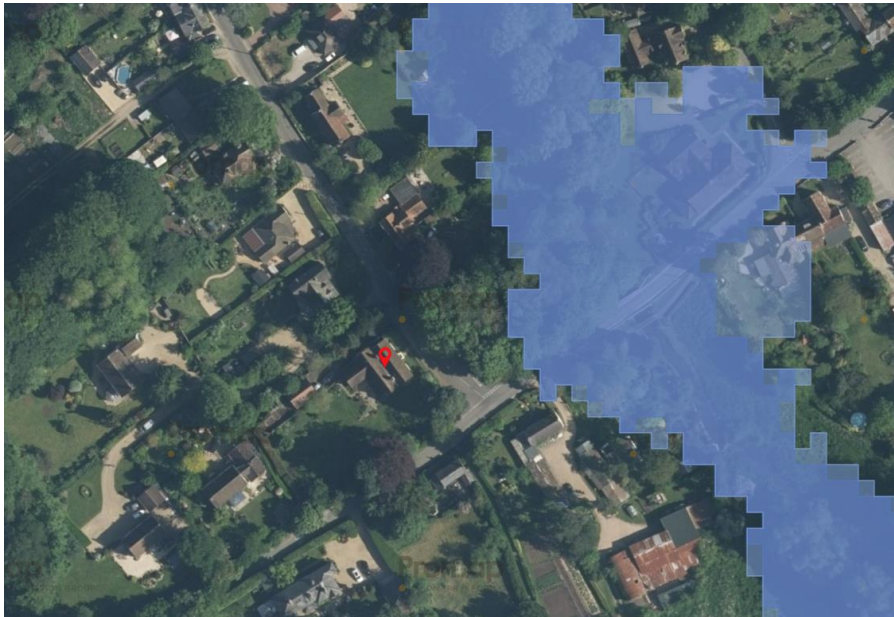


Fig. 7 Flood Risk Zones 2 & 3

7.0 Access:

7.1 The main access arrangements to the property are not altered by this development.

End.