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Construction of New Garage with Storage

'The School', Biddestone

Design and Access Statement

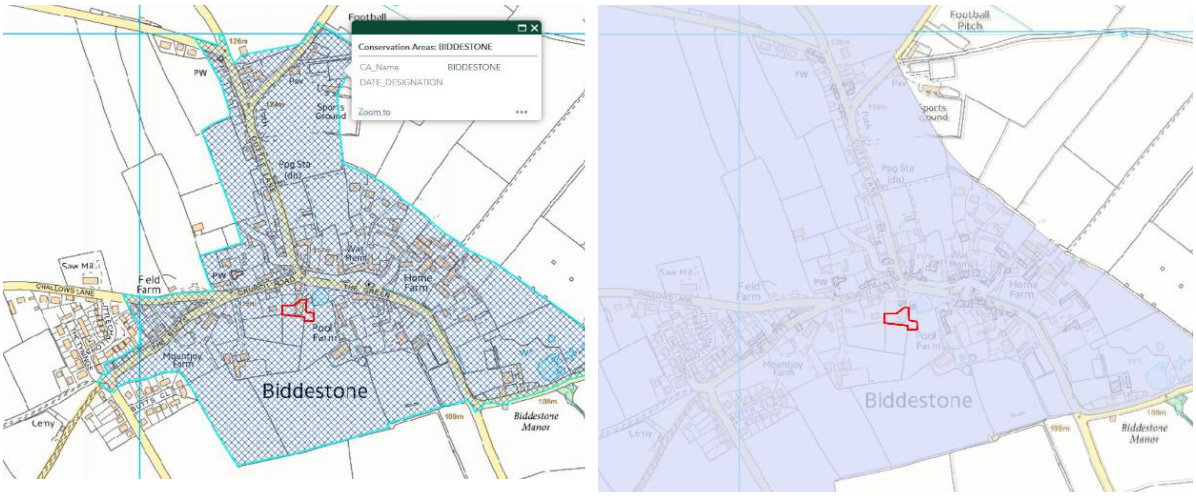
March 2023

1.0 Introduction

This statement has been prepared by Designscape Architects in support of an application for the replacement of an existing two bay garage and store with a three-bay garage and store at 'The School' (Formerly the village Primary School) in Biddestone. The existing house includes a semi-autonomous apartment as well as the main house. The proposed garage will include a closed garage for the occupant of the apartment and a double car port for the owners of the main house.

2.0 Site and Context

The site is located within the village of Biddestone and lies within the Cotswold AONB and the Biddestone conservation area. There are no Tree Preservation Orders which apply to the site. The garage is located on the East of 'The School's grounds, 13 meters from the main building. 'The School's grounds are adjacent to 2no Grade II Listed buildings, School Cottage and Elm Cottage, however neither 'The School' nor the garage is listed. 'The School' is a modest typical Victorian village primary school building which underwent extensive modernisation and alteration in 2018.



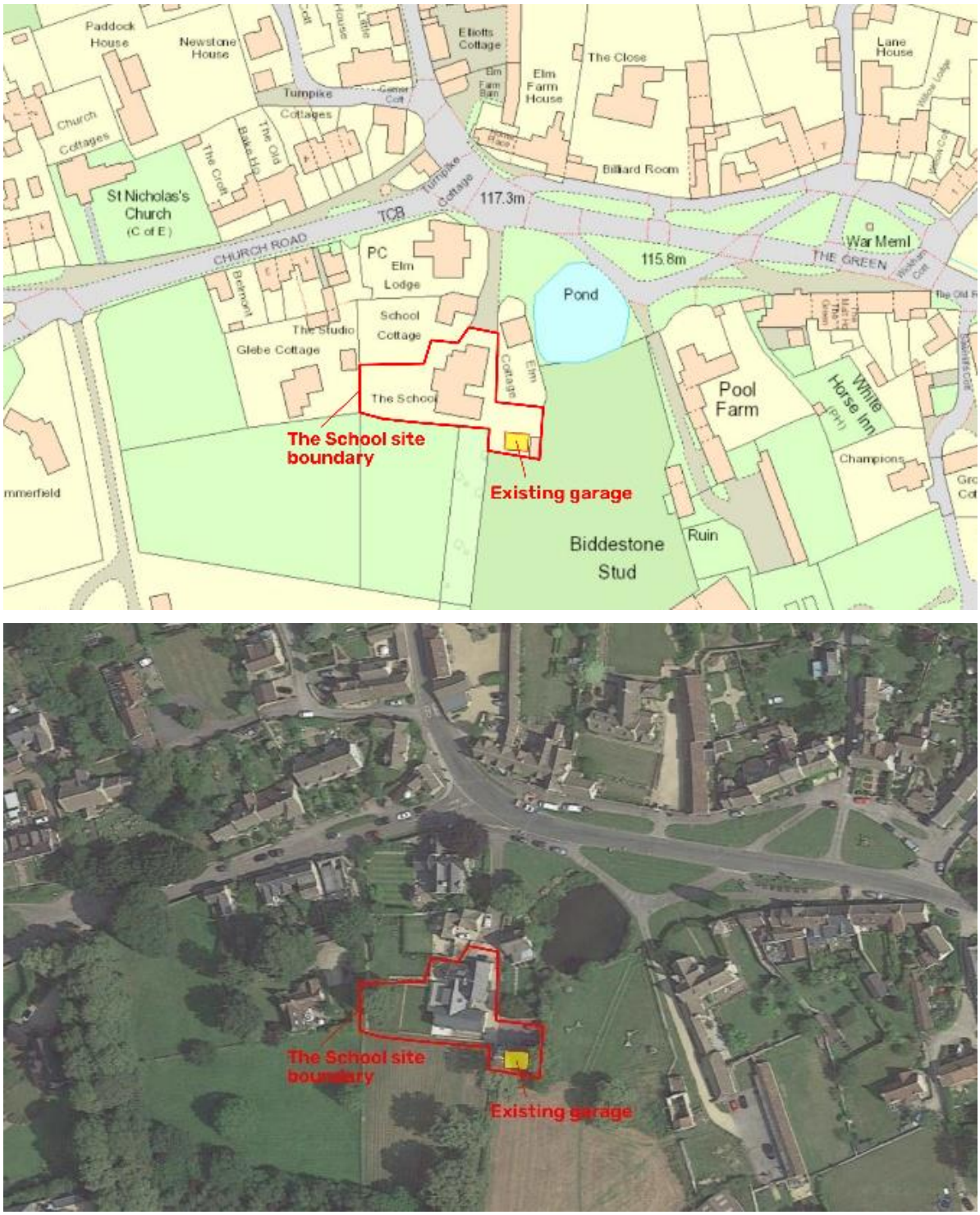
Extracts from Wiltshire Planning Explorer showing the Biddestone Conservation Area (left) and the CotFswolds Area of Natural Beauty (right) (Wiltshire Council Maps)



Extract from Wiltshire Planning Explorer showing nearby Listed Buildings to the site (Wiltshire Council Maps)



Photo showing 'The School' in its current form following extension and alterations in 2018 (right). The existing garage is on the far left hand side of the image.



Extract from Wiltshire Planning Explorer showing the site and garage (Wiltshire Council Maps) and aerial photo (© Google)

3.0 Impact on Context, Conservation and AONB

The proposed garage location is positioned so that views to and from the centre of Biddestone (The Green) are obstructed by dense tree growth Southeast of the village pond. Views to and from the site are very limited from the village centre and from the footpath that heads North / South to the East of the village pond.



View looking South West from 'The Green' across Biddestone Village Pond – Trees providing cover for the proposed garage construction location.

The vernacular typology of pitched roofs characterises the conservation area of Biddestone - typically stone roofs of 50-degrees. However, the roof of 'The School is Welsh slate and is pitched at 45 degrees – as is the zinc roof of the 2018 extension. The proposed form of the garage has taken its lead from 'The School' and has referenced the zinc cladding and roof form at 45 degrees, keeping a consistency in materials and form for this little group of buildings.



Typical local vernacular

Summary:

- Views to the proposed garage will be limited due to the surrounding dense tree growth and the considered orientation and location of the garage.
- The proposed garage form has been considered to reference the form and materials of the group of buildings which constitute 'The School'.
- The proposed garage is replacing an existing building in its place of similar scale and use.
- The proposal is located close to the host building so that building mass is distinct from the host building but garage and the house can be read as a small, familiar group.
- The proposed garage is limited in both height and depth and is at a sufficient distance so as not to impose on neighbouring properties.

4.0 Relevant planning history

Originally a school, the host property was granted change of use to a dwelling in 1997. Another planning application was made in 2000 for alterations and extensions which was also approved.

Later in 2017 / 2018 works further work was undertaken to create a more usable house for our client which included an additional "semi-autonomous" apartment. The 2028 work included the replacement of dormers to the west and south elevations, and two small extensions.

Previous Applications:

- N/00/01606/COU: Alterations and extensions to create dwelling.
- N/00/02323/FUL: Erection of 2 no bay green oak garages
- N/97/02393/FUL: Change of use from school to dwelling and extension use of school as dwelling.
- N/97/02557/CAC: Demolition of toilet block
- 16/10175/TCA: 30% Crown reduction to 1 Lime tree and fell 1 spruce
- 16/10181/TCA: Crown lift 3 Lime Trees to 4 meters from ground level
- N/07/03069/TCA: Tree surgery to lime tree
- 16/06963/CLE: Certificate of Lawfulness of existing use for extension
- 17/00554/FUL: Extensions and Alterations to Dwelling.
- 17/08859/TCA: Fell 1 lime tree

5.0 Existing Buildings

The existing garage is an open fronted garage in the style of a cart shed providing two parking bays and a store housed in a lean-to. The garage is built with a green oak frame, with natural slate coverings to the roof. The existing garage is now nearing the end of its life and will soon require replacement. It is also too small for the 3 cars that are parked regularly at "The School" (which includes a semiautonomous apartment). A three car garage will help to alleviate the need for any additional visitor parking to park outside the site and put further pressure in the parking on "The Green".



Photograph of North elevation of existing two bay garage to be replaced

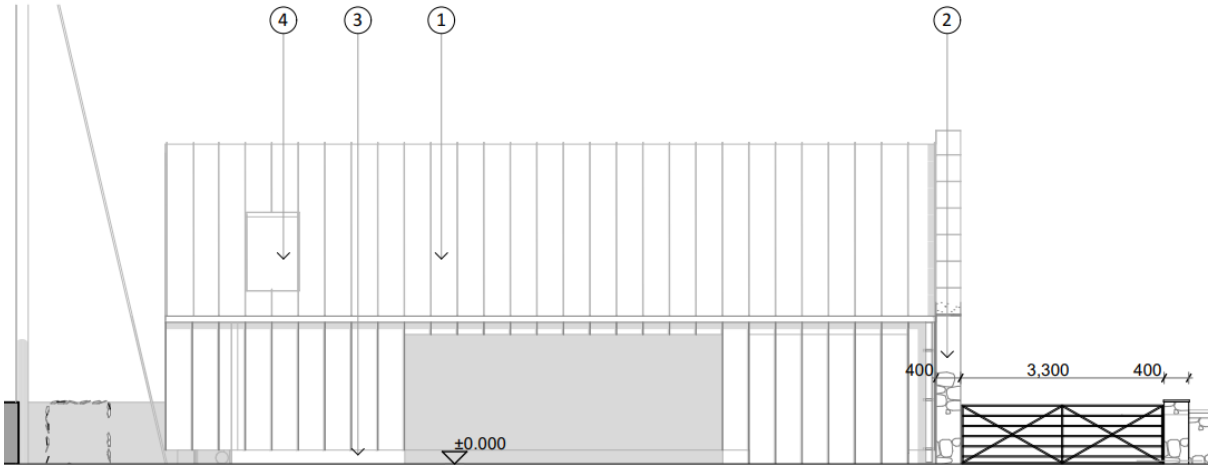
6.0 Proposals

The proposal seeks to replace the existing garage and extra shed with a new garage which will provide additional space for a third vehicle, and incorporate the storage currently housed in the "lean-to" end of the garage, as well as replacing the existing standalone shed. The proposed new building will incorporate an external covered bin store.

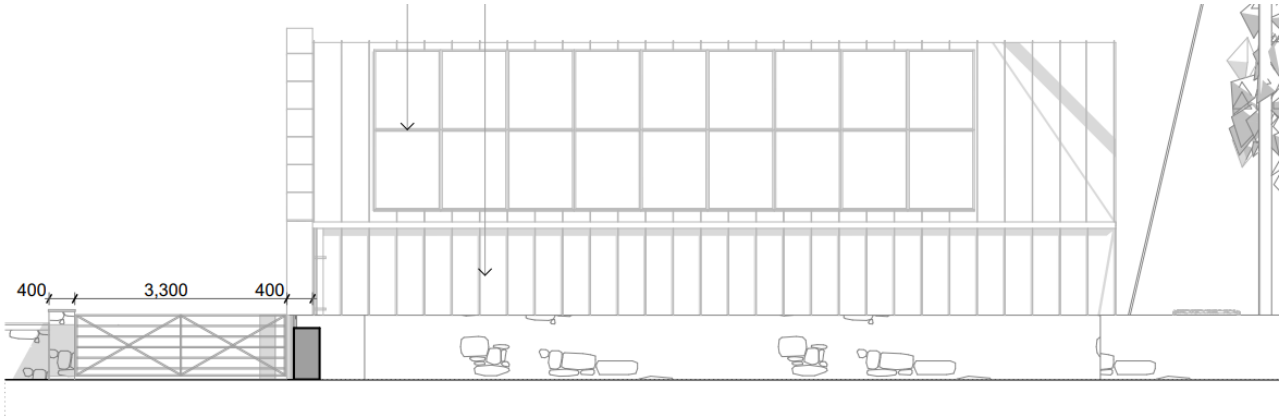
The proposal has been considered to fulfil the brief of our clients, whilst ensuring the designed form and volume is subservient to, but references, the host dwelling.

The proposal generally involves:

- The demolition of the existing garage and adjacent separate shed.
- Building a replacement garage, re - using and extending the existing concrete slab to provide three covered parking spaces, (one enclosed garage), additional storage space and an external covered bin storage area.
- Rebuild a portion of boundary wall to form a wider gate opening into the field, immediately south-west of the proposed garage location. The stone gable end of the garage becomes the boundary between the field (in the same ownership) and the domestic curtilage.
- Hard and soft landscaping around the proposed garage including renewing the surface covering to the parking area.
- Installation of 18 new solar panels and battery storage facility to provide renewable electrical energy to offset host dwelling usage and electric car charging.
- Improve the visual quality of the garage and surrounding hard standing.
- Provide a design that harmonises with the host dwelling, surrounding parking area and landscape so that it may be read as a unified whole.



North Elevation as Proposed



South Elevation as Proposed

7.0 Materials

Please refer to the proposed elevation drawings *464.P.300 ELEVATIONS as Proposed*, which includes a materials key to be read in conjunction with this statement.

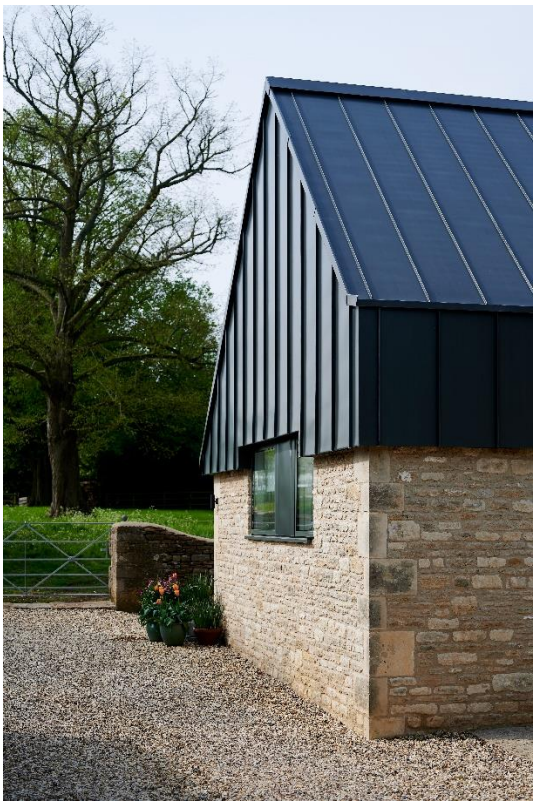
The proposed material palette for the garage has been carefully selected to draw upon the materials specified for the host dwelling, with consideration to the surrounding car parking area and landscape so as to unify the dwelling, proposed garage and landscape as a whole.

The existing material palette of the parking area is characterised by the dry-stone rubble stone wall which contains the parking area and forms the boundary wall between

'The School' and neighbouring properties and the east elevation of the host dwelling (Immediately west to the proposed garage location) which features the use of pre-patinated standing seam zinc cladding, grey aluminium framed glazing and natural stone.

The proposal has been designed with pre-patinated standing seam zinc to the walls and roof to match the adjacent dwelling in both seam spacing and zinc finish with a blue engineering brick plinth. The West gable wall of the proposed garage is proposed to be made using rubble stone to appear as part of the rubble field boundary wall that continues south.

The proposed roof light will be set in the roof construction and the entrance door to the proposed store will be a dark grey composite door to match the zinc walls and existing fenestration of the host dwelling.



Existing materials: East elevation of Host dwelling 'The School': pre-patinated standing seam zinc, grey aluminium fenestration and rubble stone.



Rendered image of proposed garage showing proposed materials.

9.0 Ecology

The proposal involves the demolition of an existing roof structure which provides the potential for Bats to inhabit. As such a Preliminary Roost Assessment has been undertaken by LUS Ecology and has been submitted to support this application.

10.0 Access

The dwelling is accessed via a private driveway off the junction between Church Road and The Green – there will be no increase to traffic and the existing access arrangement will not be subject to change.

11.0 Conclusion

- The proposed works will fulfil the clients' brief and provide a high-quality design that remains subservient to the host building.
- The proposed material palette and positioning of the garage will allow the host building and garage to harmonise as a single entity.
- The proposal does not impose on the character of the conservation area of Biddestone, as views to and from the site are limited and the general form is of a familiar nature to the conservation area of Biddestone.
- Impact to the AONB area will be limited as proposed and existing building mass will be contained to one part of the site and proposed materials will match the host building.
- The proposed design includes the provision of renewable electrical energy generation for use in both the home and for electric car charging reducing carbon emissions linked to this.

12.0 Submitted Information

Drawings

- 464 S.001 LOCATION PLAN.P1
- 464 S.010 SITE PLAN as Existing.P1
- 463 S.100 GROUND FLOOR PLAN as Existing.P1
- 464 S.101 ROOF PLAN as Existing.P1
- 464 S.300 ELEVATIONS as Existing.P1
- 464 P.010 SITE PLAN as Proposed.P1
- 464 P.100 GROUND FLOOR PLAN as Proposed.P1
- 464 P.101 ROOF PLAN as Proposed.P1
- 464 P.300 ELEVATIONS as Proposed.P1

Documents

- 464 DAS DESIGN AND ACCESS STATEMENT
- CIL QUESTIONS
- LUS2308 - PRA Submission