DESIGN & ACCESS STATEMENT

Proposed Single Storey Extension to Replace Rear Conservatory at Yard Cottage, Wilcot Manor Farm, Wilcot, Pewsey, Wiltshire, SN9 5NS

This statement is to be read in conjunction with the attached proposal drawings



Figure 1 - Yard Cottage

1. Project Brief

The brief for this project is to replace the existing conservatory with a proposed single storey extension.

2. The Existing Property

The existing property is a 2-bedroom bungalow which was granted planning permission in 1995 to be converted from its previous use as a farm workshop. This provided annexe accommodation to Manor Farmhouse.

3. Relevant Planning History & Related Planning Application

K/31451 Manor Farm, Wilcot, Nr Pewsey, Wilts – Conversion of existing farm workshop building to form annex accommodation to Manor Farmhouse – Approved

K/12934 Manor Farm, Wilcot, Nr Pewsey, Wilts – Conversion into 6 dwellings and partial demolition of other farm buildings – Approved with conditions

4. Design

The design seeks to replace a tired conservatory with a proposal more in keeping with the traditional extension and matching materials.

The rear projection includes a dual gable to allow for a vaulted ceiling along with rooflights to provide maximum light.

There are two sets of doors which open out into the rear of the property and there is also a side window which provides symmetry in line with the current elevation.

Careful consideration has been made regarding the location of the proposed and the grade 2 listed boundary wall.

5. Listing

Heritage Category: Listed Building

Grade: II

List Entry Number: 1364665

Date First Listed: 27-May-1964

List Entry Name: MANOR FARMHOUSE

Statutory Address: MANOR FARMHOUSE, CHURCH END

The property for which the works are to take place falls within the vicinity of this listing.

6. Images



Figure 2 - Existing Conservatory to be removed



Figure 3 - Inside existing conservatory



Figure 4 - Extent of listed wall

7. Conclusion

The proposed extension will provide an environment which can be used all year round of which it currently does not offer that option.