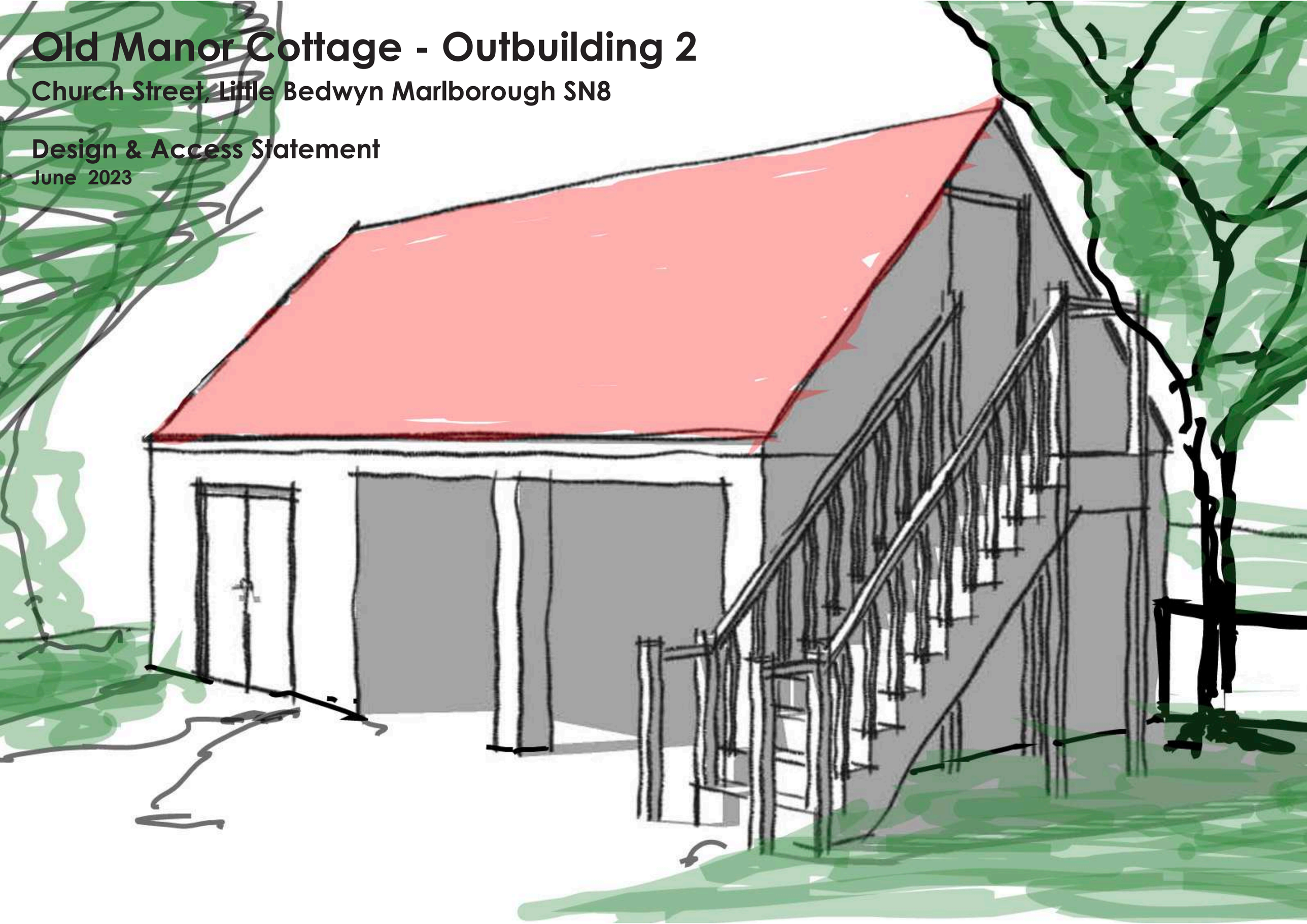
Old Manor Cottage - Outbuilding 2

Church Street, Little Bedwyn Marlborough SN8

Design & Access Statement

June 2023



Introduction

Old Manor Cottage - Recent Panning History

Extensive renovation works to the principal building at the property are nearing completion in line with Planning Consent No: PL/2022/00751 granted in April 2022. This building is a Grade II listed residential property located within the Little Bedwyn Conservation Area and village. It was granted listed status on 15th May 1979. The original section of the property was built in the 17th Century with a later addition added in the early 19th Century.

Two further Planning Consents; No: PL/2023/00932 and No: PL/2023/00844 were granted in May 2023 (Subject to Conditions) for the demolition and rebuilding of two ancillary buildings that lie approx. 20m northwest of the principal building. Referred to as Outbuilding 01 within this document.

It is expected that works pursuant to these applications will commence as soon as the Conditions have been satisfied.

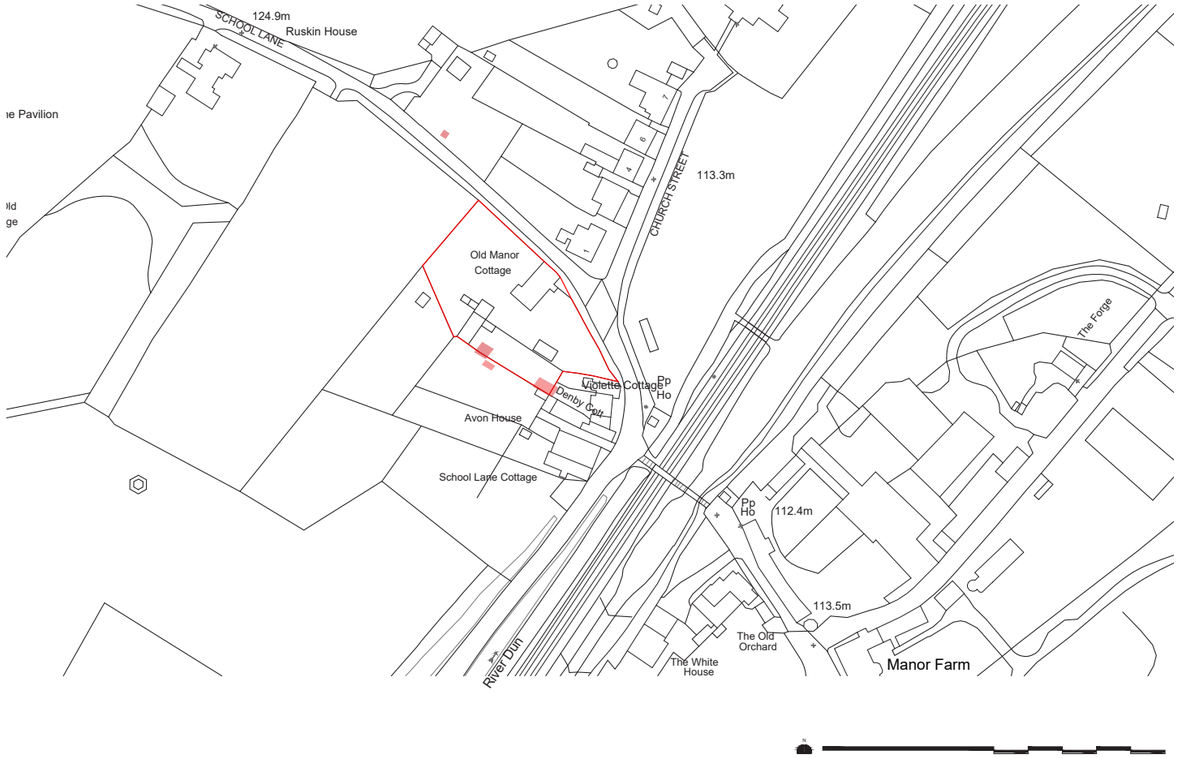
Outbuilding 2

This proposal seeks consent for the demolition and rebuilding of the one of the three outbuildings which sits adjacent to Old Manor Cottage "the principal building".

This Design & Access Statement should be read in conjunction with the attached Planning Statement, Structural, Heritage and Ecology Reports.

This building in question is deemed 'modern' having been built post 1945. It structurally in very poor condition, is potentially hazardous to human life and beyond economical repair.

The building has one rotten & broken casement window on its southern façade and a double swing timber door on its northern end. The interior of this building has exposed modern timber beams with a rudimentary internal felt roof covering. The timbers are rotten in many places, the roof is leaking, and its condition is deteriorating rapidly.



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Existing Site Plan



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Outbuilding 2

Existing Site Photos

Exterior



Western elevation showing entrance doors and weatherboarding.



North facing view obscured by trees and bushes

Interior





Interior photos above showing modern brick plinth and uncut timbers.

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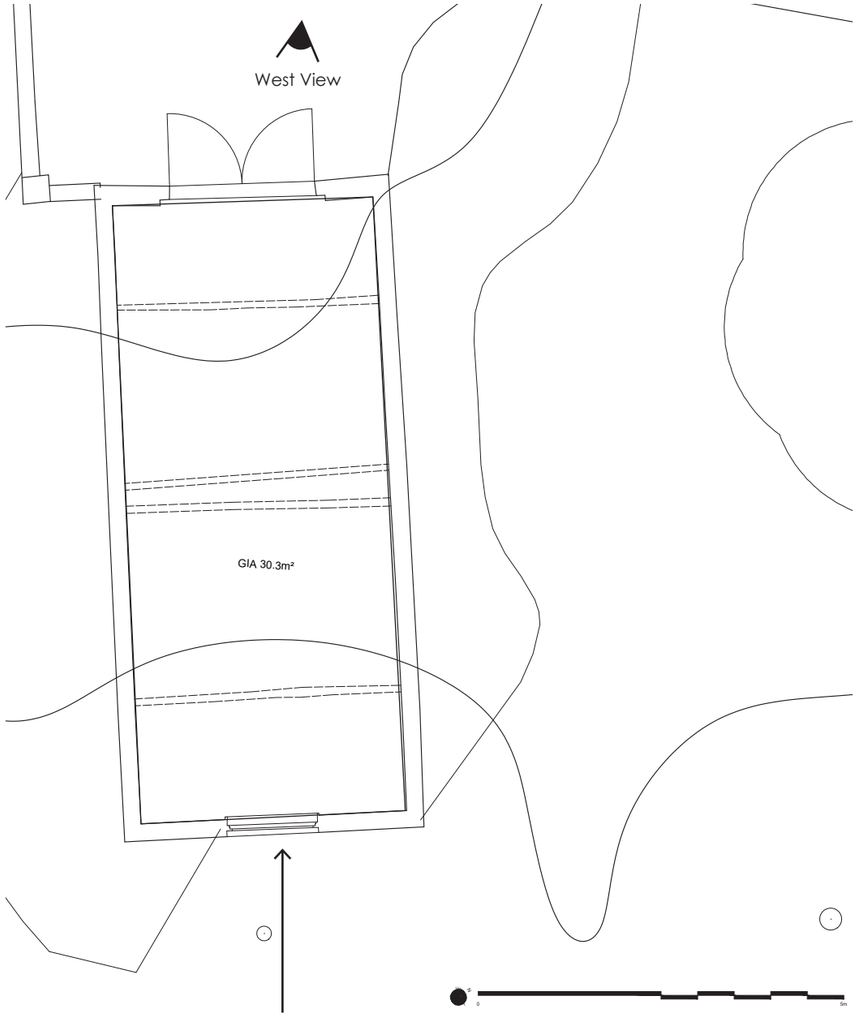
Existing Ground Floor Plan

Outbuilding 2





West facing view

Existing GIA Schedule Old Manor Cottage (m²) Outbuilding 2	
	Room
Ground Floor	30.3
Total	30.3

Existing Total GIA = 30.3m²

Proposed GIA Schedule Old Manor Cottage (m²) Outbuilding 2	
	Room
Ground Floor	15.5
First Floor	36.6
Total	52.1

Proposed Total GIA = 52.1m²

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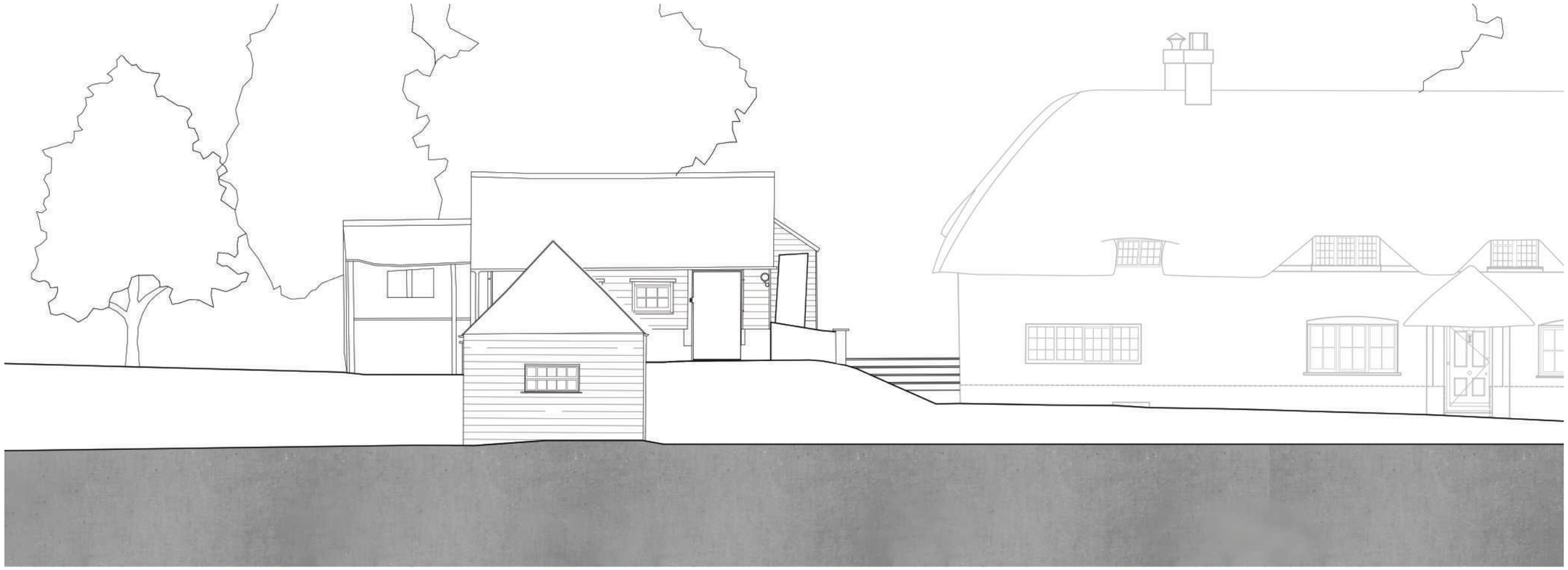
Existing Elevations

Outbuilding 2



Front - North West



Rear - South East

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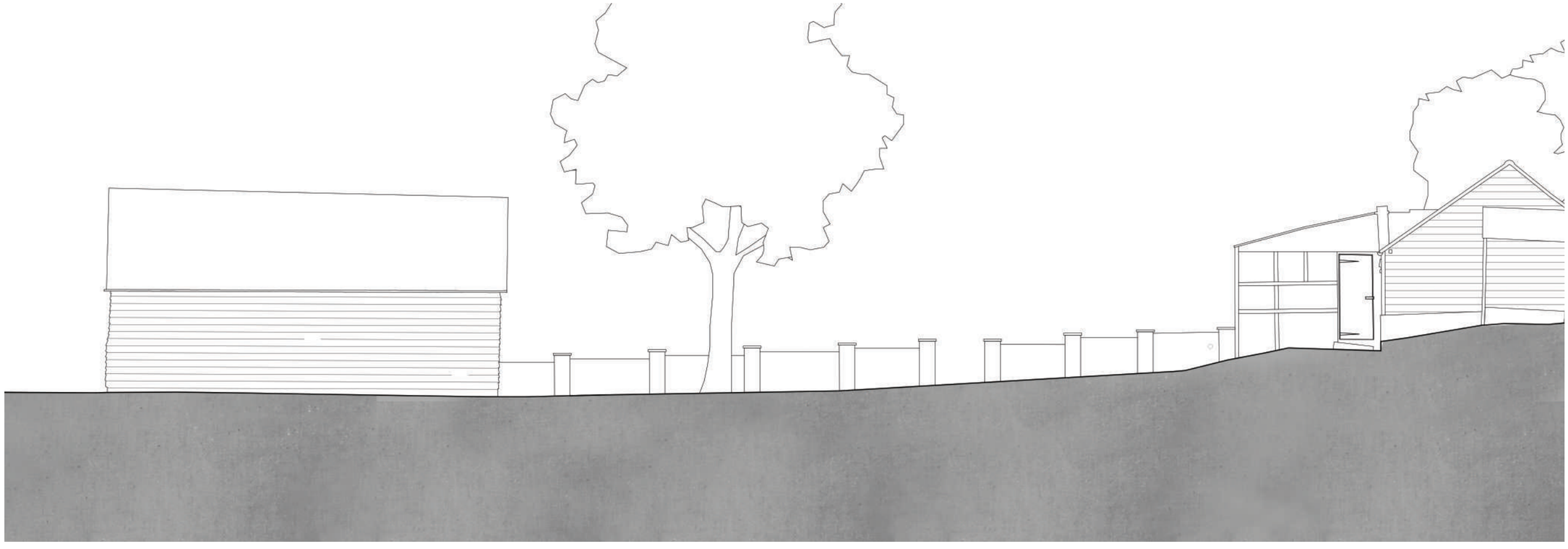
Existing Elevations

Outbuilding 2



Left - South West



Right - North East

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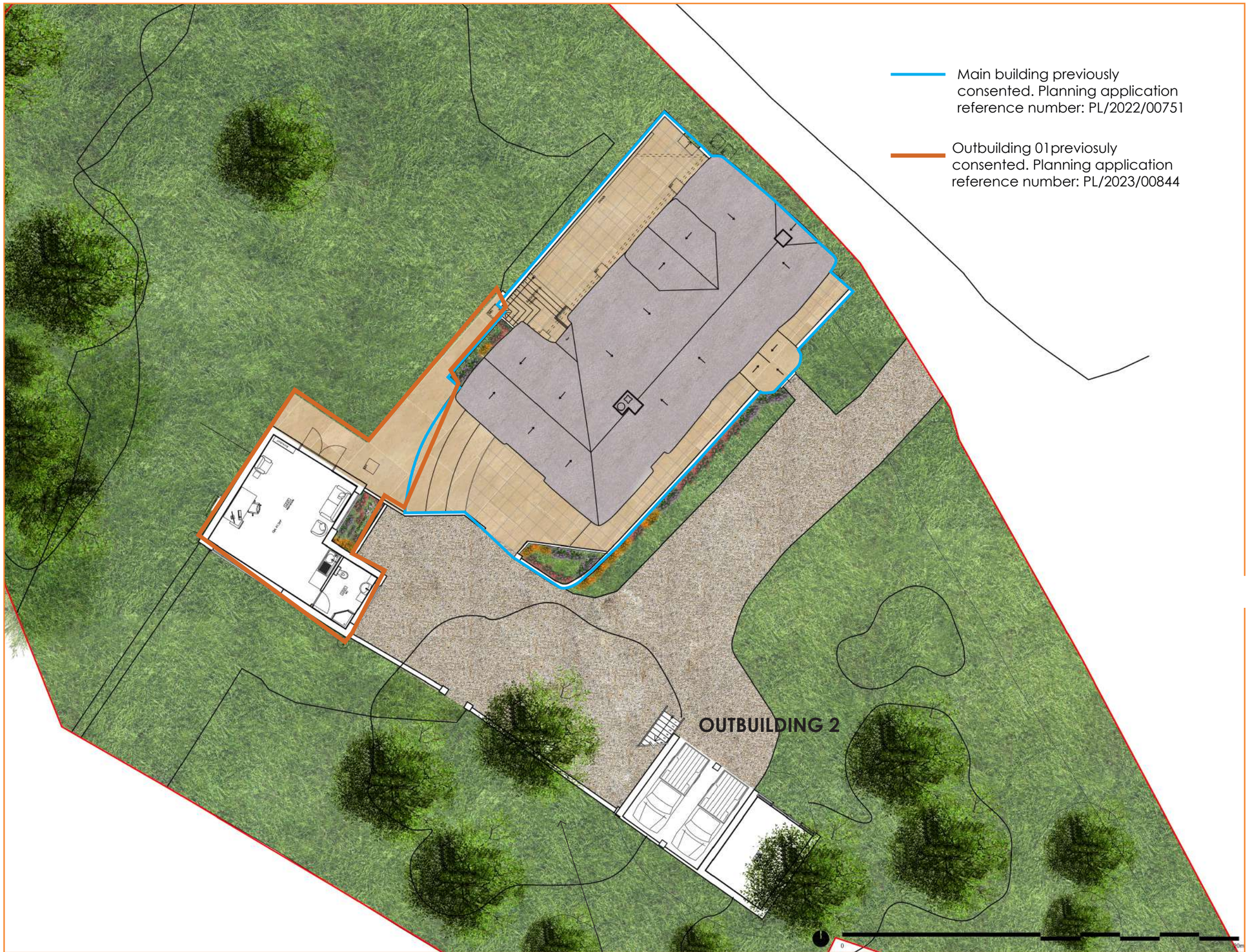
Proposal

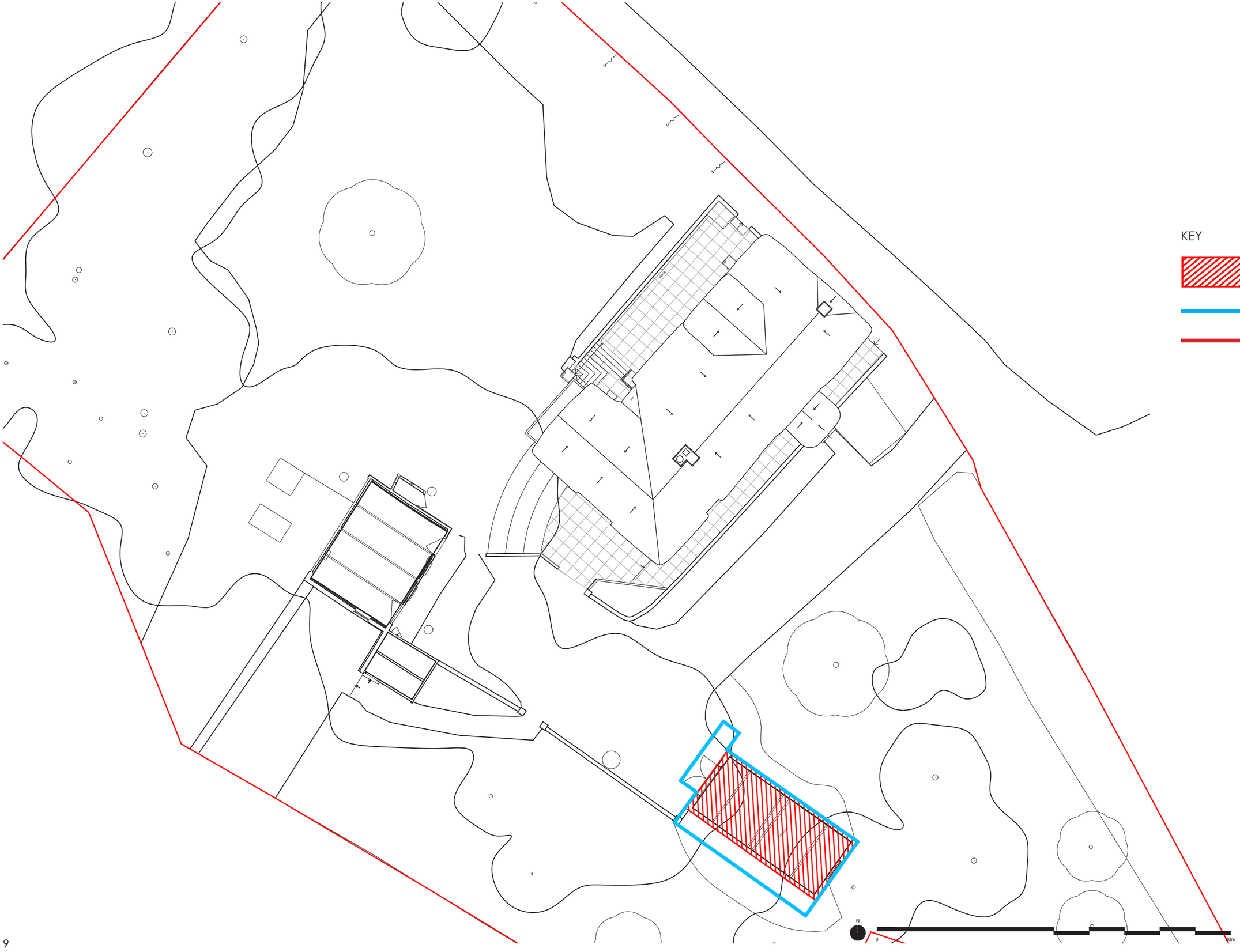
Outbuilding 2

This application seeks consent to demolish and rebuild the entire structure to provide a two-storey pitched roof building with a side timber stair giving access to the first floor which will be used for storage. The structure will be formed using traditional oak frame construction methods.

It is proposed that the ground floor will provide double door access to a secure storage space at the southern end and car parking with space for two vehicles to the north. On the first floor is a casement window on the south-eastern facing wall to provide some natural light into the space.



Demolition Plan with blue outline for proposed outbuilding



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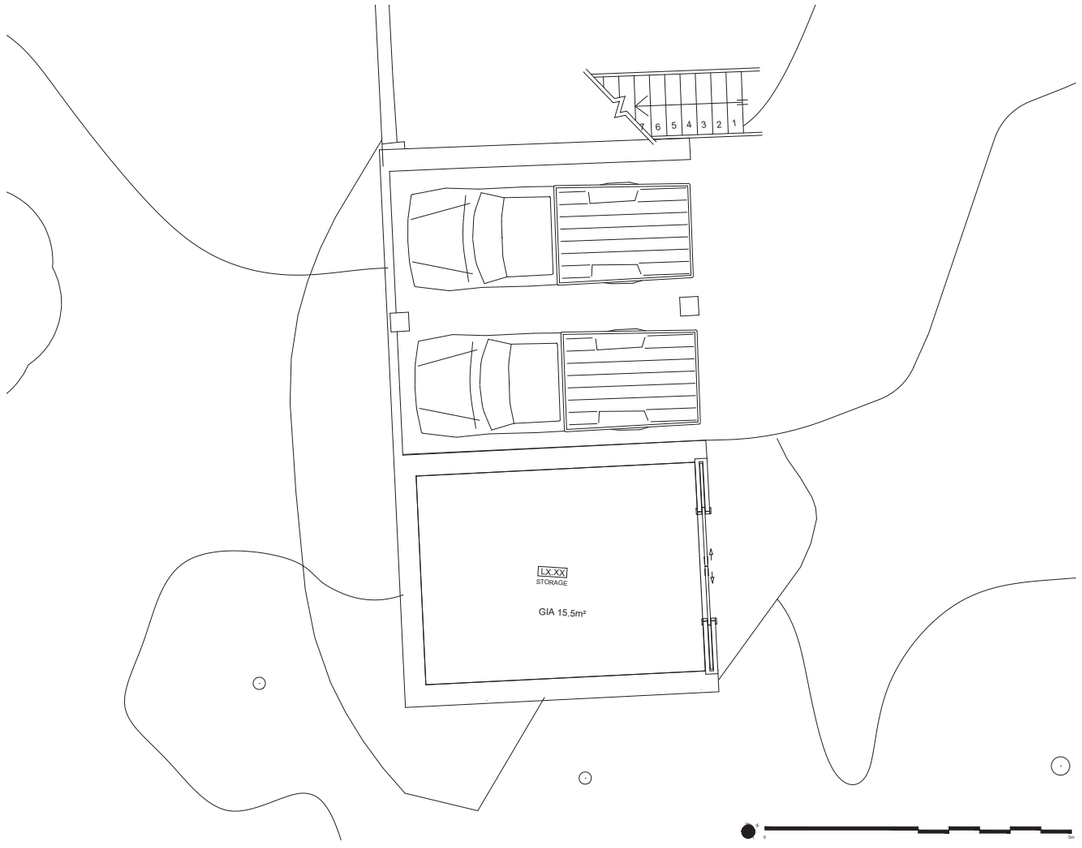
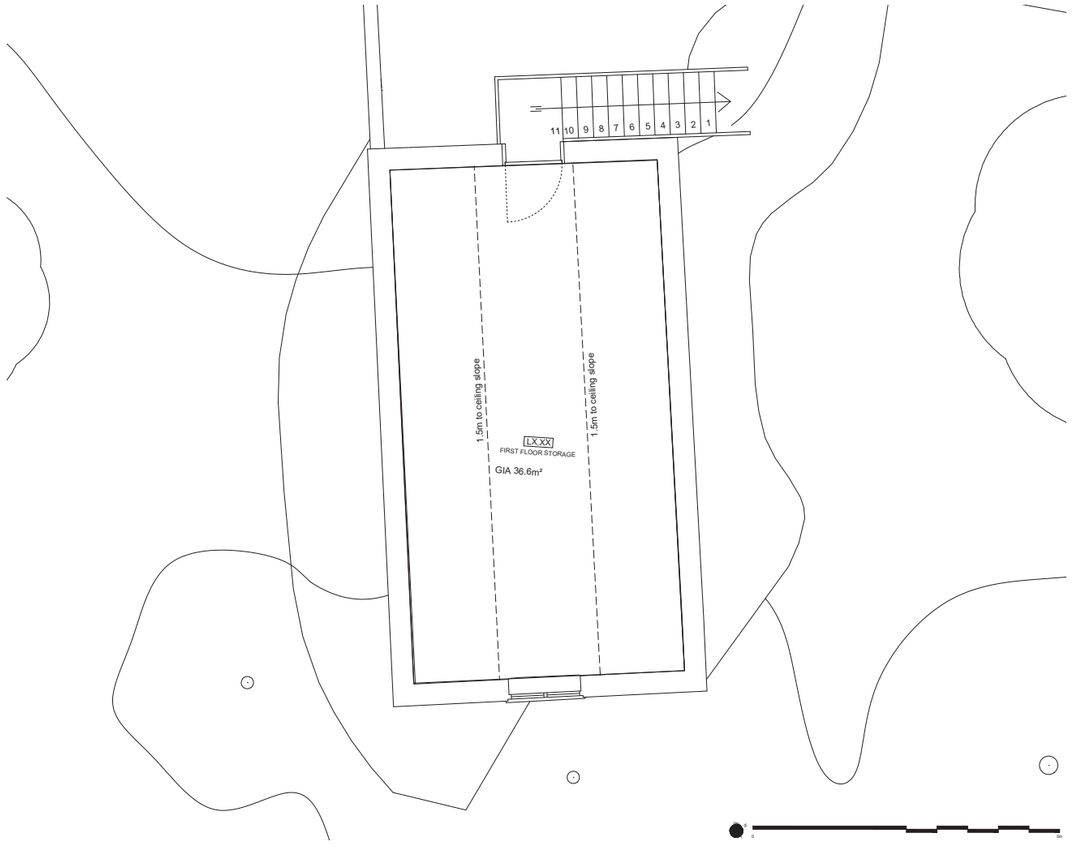
Proposed Plans

Outbuilding 2



Ground Floor Plan



First Floor Plan

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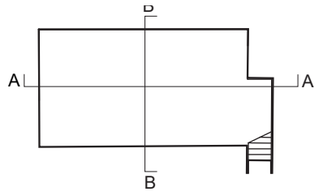
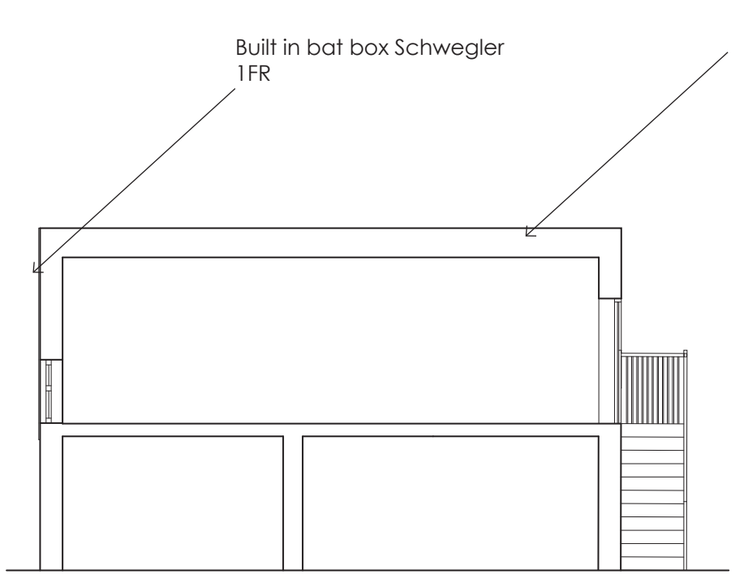
Proposed Sections

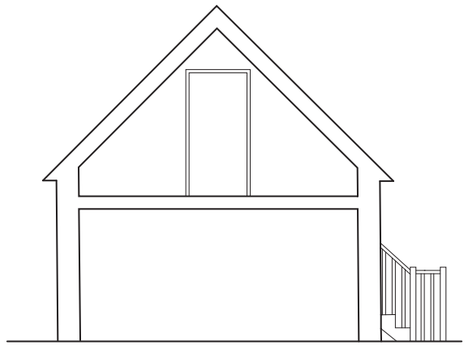
Outbuilding 2



KEY PLAN



PROPOSED SECTION A



PROPOSED SECTION B



Built in bat box Schwegler
1FR

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Proposed Elevations

Outbuilding 2

Materiality
- Terracotta tile on roof
- Timber boards referencing existing building vernacular



Left - South West

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Proposed Elevations

Outbuilding 2



Right - North East

ra.

Proposed Elevations

Outbuilding 2



Front - North West

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Proposed Elevations

Outbuilding 2



Rear - South East

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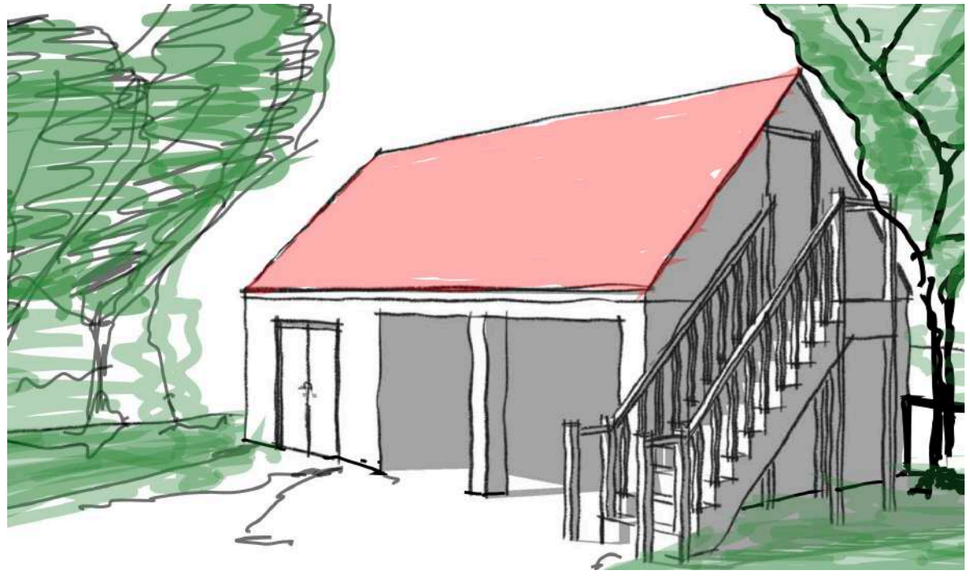
Existing & Proposed Comparison Views

Outbuilding 2
North View

Existing



Proposed



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