DESIGN & ACCESS STATEMENT

Rear infill extension, conversion of outbuildings, alterations to rear lean-to and associated landscape alterations to
THE CHANTRY, VICARAGE ROAD,
TISBURY. SP3 6HY

rba ltd

contents

1.0 Role of D&A Statement

2.0 Site Summary

3.0 Design Proposal

4.0 Planning Policy

5.0 Conclusions

role of design & access statement

1.01 This D&A Statement provides a detailed analysis of the design considerations for the proposed works at The Chantry, Vicarage Road, Tisbury, Salisbury, SP3 6HY

1.02 This D&A Statement sets out the impact of the development on both the Listed Building and the surrounding area.

1.03 This document should be read in conjunction with the Heritage Statement provided by Listed Building Consultants Ltd.

1.04 Pre application advice has been sought (Ref - ENQ/2023/00336)

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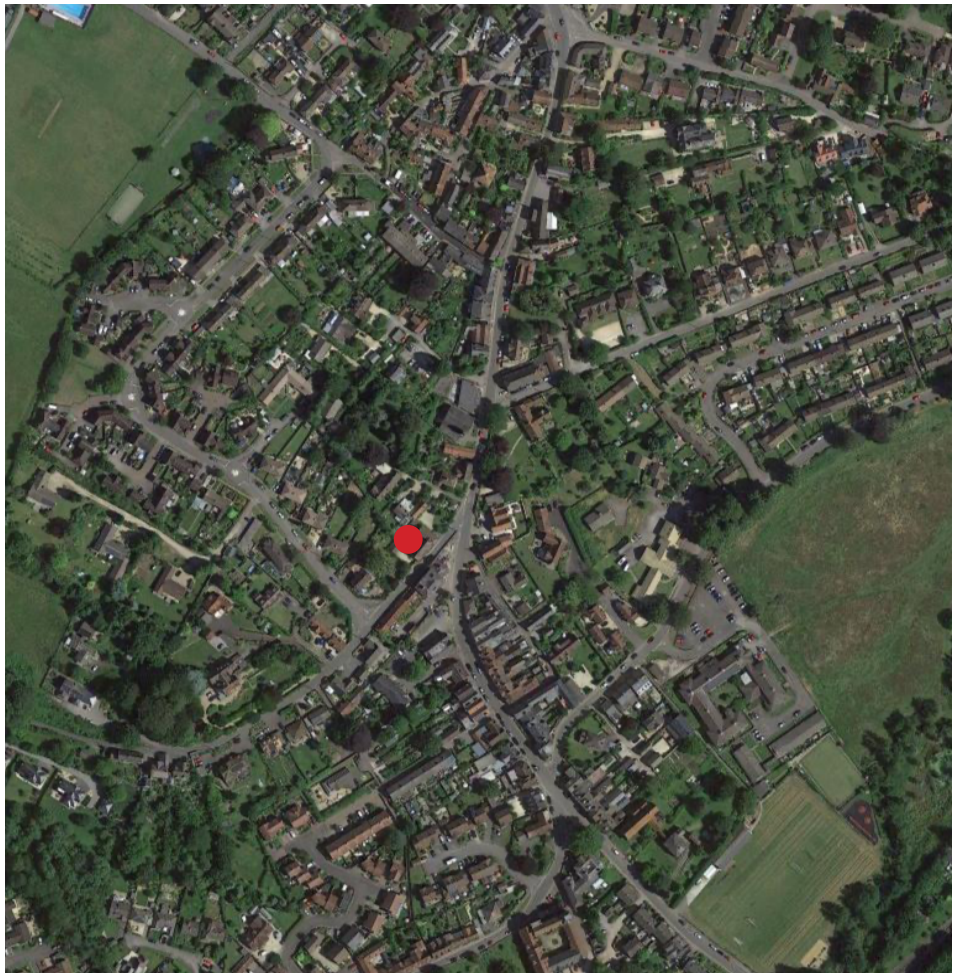

Figure 2.01 - 01 Site Location Plan

site summary

2.01 Site Location

The application site is located in the village of Tisbury, within the Cranborne Chase AONB.

Tisbury lies 13 miles west of Salisbury in the English county of Wiltshire.

The application site consists of a Grade II listed, three storey house, with outbuildings. Parking is provided on site.



Figure 2.02 - 01 Site Block Plan

site summary

2.02 Site Context

The application site is approximately 1000 sqm.



Figure 2.03 - 01: Site entrance from lane



Figure 2.03 - 02: Street view of the property

site summary

2.03 Existing use & access

The application site is currently occupied by a Grade II Listed, three storey house, with outbuildings.

The property is attached to a neighbouring property to the north - east.

The site can be accessed by car and foot from Vicarage Road.

The site access from the village street remains as existing and unaltered.



Figure 2.04 - 01: South - West Elevation

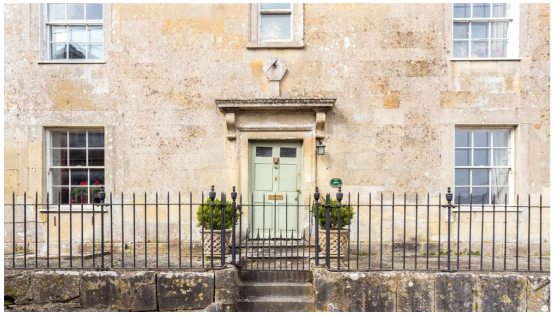

Figure 2.04 - 02: Front entrance elevation



Figure 2.04 - 03: Courtyard

site summary

2.04 Existing materials

The existing materials of the main house include:

- Concrete roof tiles
- Slate roof tiles
- Rubble stone walls
- Ashlar stone walls
- Brick walls
- Painted timber sash windows
- Metal casement windows
- Cast iron rainwater goods

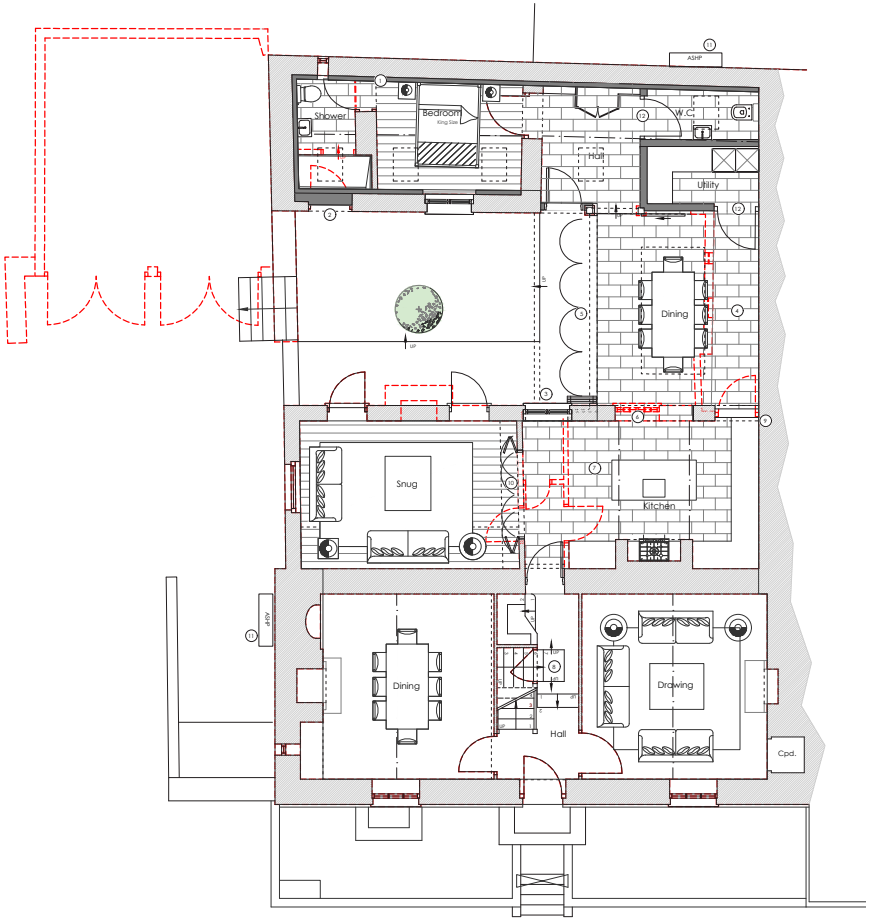

Figure 3.01 - 01: Proposed Ground Floor Plan

design proposal

3.01 Proposed house works

In summary the proposed works look to convert existing barns to the immediate north - west of the main building into living accommodation. A link is proposed between the main building and barns with courtyard space retained. Minor alterations within the existing kitchen lean-to are proposed.

Please refer to the drawings for detailed proposals. This document should be read in conjunction with the Heritage Statement provided by Listed Building Consultants Ltd.

In summary the works are as follows:

- Construction of new link between existing barns and main house
- Alterations to internal walls to allow for reconfiguration
- Conversion of barns into ancillary accommodation
- Alterations to roof including new rooflights
- Removal of oil tank to be replaced with new air source heat pumps

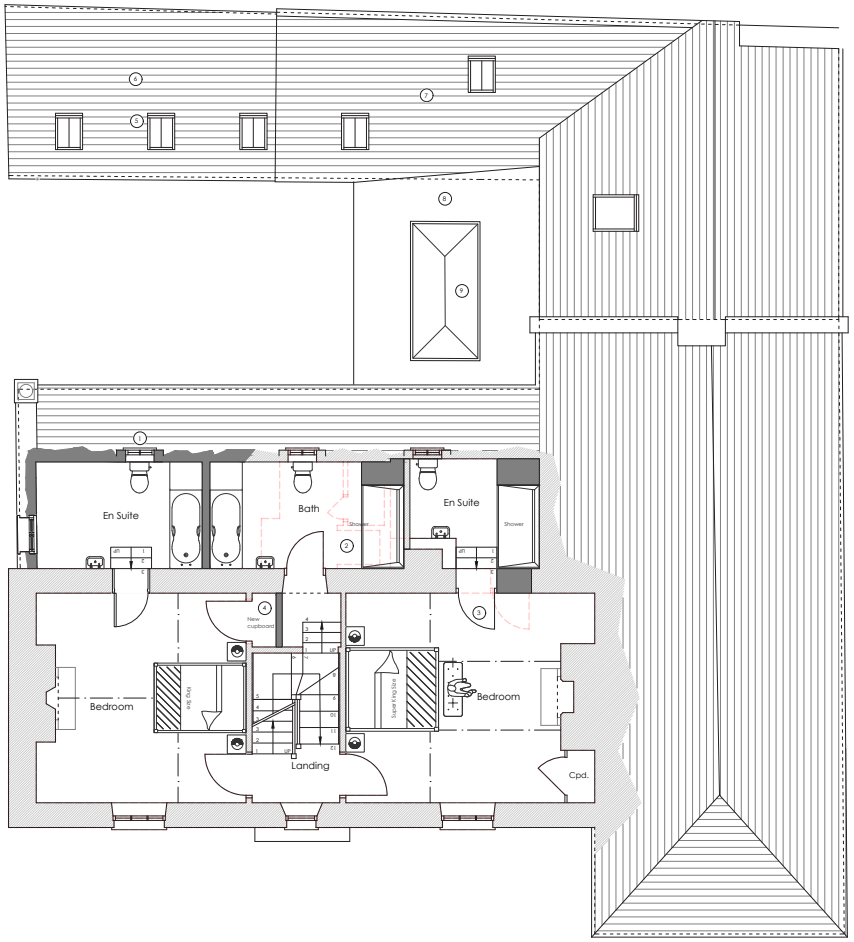

Figure 3.02 - 01: Proposed Ground Floor Plan

design proposal

3.02 Proposed house works (cont'd)

The proposed works to the first floor are as follows:

- Alterations to the access into the existing ensuite
- Conversion of attic space above rear lean-to to provide an additional ensuite and construction of new dormer
- Alterations to family bathroom

The proposed works to the second floor are as follows:

- Remedial works as required to existing dormer windows



Figure 3.03 - 01: Proposed South - West Elevation



Figure 3.03 - 02: Proposed North-West Courtyard Elevation

design proposal

3.03 Proposed house works (cont'd)

The proposed materials include:

- Lead roof to new link
- Existing concrete tiles on barns and main house to be replaced with plain clay tiles
- New conservation style rooflights

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Figure 3.04 - 01: Proposed Site Plan

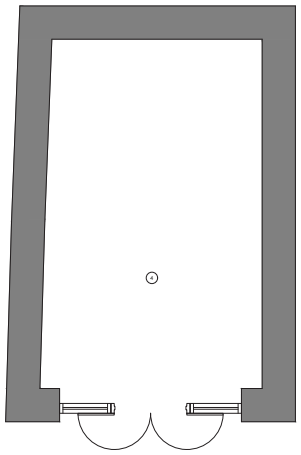
design proposal

3.04 Proposed garage works

The proposed works include the demolition of the existing modern timber framed garage. This will be replaced with a proposed new timber framed garage to be located away from the existing listed building towards to south-west boundary.

The propsosed materials of the garage include:

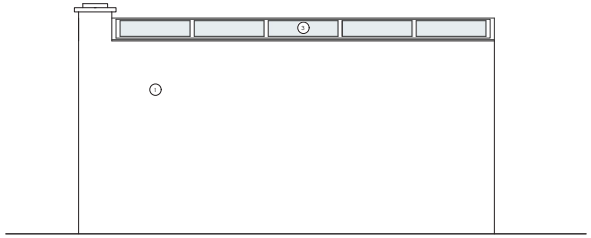
- Clay roof tiles
- Horizontial timber cladding
- Brick plinth



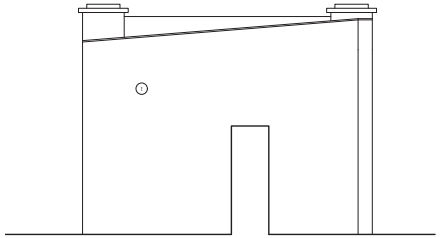
1 P300 PROPOSED FLOOR PLAN
scale 1:50



2 P300 PROPOSED NORTH WEST ELEVATION
scale 1:50



3 P300 PROPOSED SOUTH EAST ELEVATION
scale 1:50



4 P300 PROPOSED NORTH EAST ELEVATION
scale 1:50

Figure 3.05 - 01: Proposed Greenhouse Drawings

design proposal

3.05 Proposed greenhouse works

Minor alterations to the greenhouse include:-

- Retaining existing stonework
- Existing timber glazed doors to be replaced
- Existing glazed roof to be replaced
- New floor slab

planning policy

4.01 Wiltshire Core Strategy

Paragraph 197 a of the NPPF says:

'In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.

CP57: Ensuring high quality design and place shaping.

'A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.'

i. 'enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.'

CP58: Ensuring the conservation of the historic environment.

'Development should protect, conserve and where possible enhance the historic environment'

4.02 Planning Policy Context

David Stirling of Listed Building Consultants Ltd. has been appointed to produce a Heritage report, which should be read in conjunction with this Design and Access Statement.

The proposed application aims to improve the public benefits of The Chantry whilst minimising any negative heritage impacts. The proposal will benefit the lifestyle of the owners whilst restoring historic materials and design to the property. The proposal also aims to be of high quality materials that match the existing property along with craftsmanship to reference that used historically on the property.

conclusions

5.01 Conclusions

- The proposal will offer improved amenities to the family home.
- The proposal will conserve and enhance the character of the Listed Building through sensitive design and the reinstatement of a number of historical features.
- The proposal has carefully considered the local and national planning policies and looks to preserve and enhance the character and appearance of the site.