Design and Access Statement

Including Statement of Historic Significance

Household Planning Application

Revision /

2 Ogbourne

August 2023

2 Ogbourne

Colerne

Wiltshire

SN14 8DJ

Contents

Revision / (March 2022) 2
1. Introduction 3
2. Brief 3
3. Design Process 3
4. Site Context 4
5. Use 4
6. Layout & Amount 5
7. Scale 5
8. Construction and Appearance 5
9. Access and Parking Provision 5
10. Flood risk 5
11. Statement of Significance 5
12. Summary 6

Revision / (August 2022)

- / – Draft

1. Introduction

The subject of this application is the replacement of an existing conservatory with single storey rear/side extension 2 Ogbourne.

The property is located within the Cotswold Area of Outstanding Natural Beauty and the Colerne Conservation Area.

The existing two storey semi-detached dwelling is located on Ogbourne, south of the High Street. The property is finished in a natural rubble stone with quoins to the street elevation with a render finish to the gable and rear elevations. The dwelling is bounded to the north, south and west by neighbouring properties and the public highway to the east.

2. Brief

The brief is to replace the existing conservatory with a masonry extension, matching the existing rear lean-to kitchen extension. This is to address the environmental issues associated with the poorly constructed conservatory and facilitate an enlargement of the very small kitchen.

3. Design Process

Following early discussions with the client and the establishment of their needs outlined above, the constraints and opportunities of the site were identified as below.

The main constraints include:

- Size and relationship of the existing rooms,
- The limitations of the footprint of the existing house to meet the requirements of the brief,
- The location of the dwelling within the Area of Outstanding Natural Beauty and Conservation Area.

The opportunities include:

- The poor environmental performance and condition of the conservatory

- The layout of the internal rooms and their aspect within the site,
- The size and orientation of the application site

The size, location and condition of the existing conservatory drove the proposed location for the enlargement of the kitchen, along with a favourable site orientation. The form of the existing historic kitchen extension has informed the size and form of the proposed extension.

Through the initial site appraisal (including orientation, levels, neighbouring properties, and the application site) and careful consideration against the greater setting of the dwelling within the AONB and the conservation area, we would assert that the proposed location of the extension (on the exact footprint of the existing conservatory) will have no detrimental impact at all upon the amenity of neighbouring properties or the wider neighbourhood.

4. Site Context

Setting

The property is located to the south of Colerne, a village set within the wider Area of Outstanding Natural Beauty, and locally within the village's conservation area.

Boundaries

The semi-detached dwelling is located to the eastern site boundary of the site with its garden to the west. The site is bounded by neighbouring properties and the public highway to the east.

The garden is enclosed by a high wall.

Area Designations

The site is located within the Area of Outstanding Natural Beauty and the village's Conservation Area, but outside of the Green Belt.

5. Use

The proposed extension retains the current domestic use.

6. Layout & Amount

The proposal will not alter the floor area of the exiting property.

7. Scale

The scale of the proposed single storey side/rear extension is exactly the same as the current dwelling.

8. Construction and Appearance

The existing rear kitchen extension has white render walls with natural stone quoins and an interlocking concrete tile roof. The existing conservatory has timber framed doors and window with upvc framed glazed roof over.
It is proposed to remove the existing conservatory and extend the form of the existing rear kitchen extension in both form and materials.

9. Access and Parking Provision

It is not proposed to alter the external levels onto or off the site. The number of existing bedrooms and parking provision are to remain unaltered by these works.

10. Flood risk

The environment agency map confirms that the application site is located in flood zone 1 area.

11. Statement of Significance

The significance of the property relates to its location within the Colerne Conservation Area. The proposed works are located within the rear garden. Whilst the works are located to the northern boundary of the site (adjacent to neighbouring off-road parking and detached garage), there is only a very limited view from the public realm at an obscure angle from the public highway.

The proposal will have no impact upon the setting of any of the nearest Grade II listed properties or historic conservation area, as illustrated below.

The above sections within this Design and Access Statement detail the design development that has arrived at a sympathetic proposal replicating the existing vernacular of the host dwelling. As a result, the proposal would have no adverse impact on the conservation area.

12. Summary

The development, within a residential curtilage has been fully considered regarding its visual and residential amenity. In addition, the proposals siting, form, scale, height, massing, detailing, colour, and materials have all been shown to respect and enhance the character, distinctiveness, and amenity of both the application site and its context. Regarding its location within the Conservation Area, the proposal has sought to preserve and enhance the character and appearance of the area and ensure, relative to its significance, that the relevant heritage assets and landscape are conserved, respected, and enhanced.