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Proposed Tennis Court

Thoulstone Farm, Chapmanslade, Wiltshire,
BA13 4AQ

Design and Access Statement

July 2023

Application Details

Site Address:

Thoulstone Farm
Chapmanslade,
Wilthsire,
BA13 4AQ

Applicant:

Jim Jenner

Prepared by:

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The Context for the Application

Introduction

This Statement forms part of a Full Application submission and has been prepared by Blockworks and the applicant, Mr Jim Jenner. It seeks to gain permission on the erection of a new tennis court and the extension of a previously consented car park.

This submission reflects the requirements of their brief whilst responding to specific local and national planning policy. Submitted with the application are Existing Site & Location Plans, together with the proposals.

Description of work

The site known as 'Thoulstone Farm' is located off A36 Road and between the towns of Westbury, Frome and Warminster, within the district served by Wiltshire Council.

The proposed tennis court and extension of the existing car parking area aims to provide ancillary leisure provision only for Thoulstone Farmhouse itself. The proposed tennis court will be discreet in its construction and choice of materials and new tree and hedge planting will largely mask views from neighbouring land and highways.

This will be achieved by extending the existing car parking area to the east and introducing the new tennis court at a lower level than the adjacent A36 highway. New tree and hedge planting will mask the 2.75m high green mesh fencing and the tennis court itself.

Land Use

The application seeks consent for the extension of the existing car parking and teh erection of a tennis court and enclosure with no change to the other former farm buildings, the Listed farmhouse, or to the curtilages if these buildings.

There would be a change of use from agriculture to residential amenity comprising of an area of approximately 1400 sq.m.

Planning History

The proposals involve the erection of a tennis court and enclosure and the extension of the existing adjacent car parking area. Recent applications relating to Thoulstone Farm include permissions granted (19/06916/FUL, 19/06482/LBC) to extend and renovate the main farmhouse. There are further permissions relating to the conversion of farm outbuildings (19/10721/FUL). We have undertaken a formal pre application enquiry to ascertain opinion on various future development opportunities at the farm. A meeting was held on site to review the existing farmhouse and outbuildings.

Transport and Access

The site is close to the A36 trunk road and is served via a spur road which exits to Chapmanslade.

The proposed conversion does not affect any existing or consented accesses.

8 No. additional parking spaces are proposed and are associated with

Thoulstone Farmhouse only.

Layout

The proposed tennis court lies on the north east boundary of the farm complex, approximately 50m from the main farmhouse and alongside the existing car parking area. The proposed tennis court enclosure is 33.5m long x 16.5m wide.



Proposed site plan

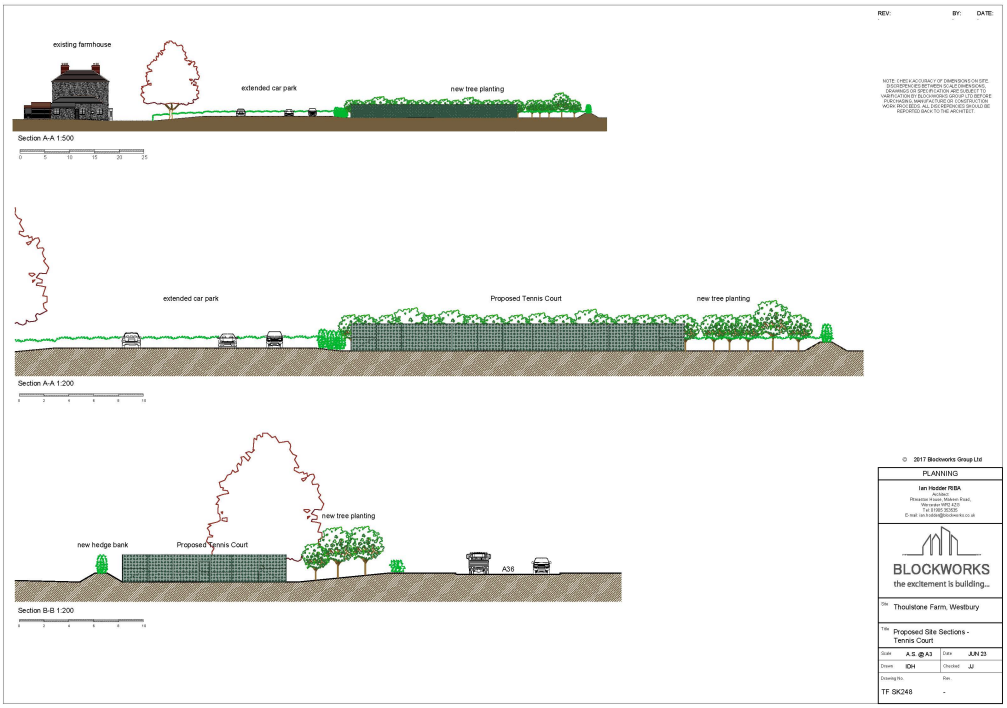
Scale

1no single tennis court and enclosure is proposed. 33.5m long x 16.5m wide with fencing 2.75m high.

The proposed tennis court and extension do not affect the existing farm complex surroundings.

Appearance

The proposed tennis court will be a green coloured artificial surface with dark green wire mesh fencing.
Earth banking and hedging is proposed to the south and new tree planting is proposed to the north and east.
The proposed extension to teh car parking area continues to use the implemented loose stone surface and timber post and rail fencing.



Proposals

Impact on surrounding buildings

The proposals would not affect surrounding buildings.

Landscaping

Landscaping works are proposed around the tennis court enclosure to accommodate the ground levels, and also the addition of further new tree planting and hedge banks to comprise of wholly native species.

Conclusion

Wider proposals have been developed to sensitively adapt Thoulstone Fam for modern family life, promoting high quality additions where appropriate whilst preserving existing character and value of the barns around the farm. The proposals will further contribute to the farm's positive future.