DESIGN AND ACCESS STATEMENT

New garage building

at

No 1 Gardeners Cottage

Conholt, Andover

SP11 9HB

Ref: 10775

July 2023






Contents

1.0 Introduction

2.0 Site and Surroundings

3.0 Outline of Proposal

4.0 Planning Policy

5.0 Design Principles (including landscaping)

6.0 Highways, Access and Parking

7.0 Sustainability

Biodiversity
Flood Risk/Drainage.SUDS
Land Contamination

8.0 Conclusion

APPENDIX A - Photographs of site

1.0 Introduction

1.1 This statement has been prepared to accompany a formal planning application for the formation of a new garage building at No 1 Gardeners Cottage, Conholt, Andover, SP11 9NB.

1.2 This statement provides full details of the proposed works and brings together the various other technical reports required by this application.

1.3 No 1 Gardeners Cottage forms apart of the wider Conholt Estate and this application is submitted on behalf of Conholt Nominees Ltd (the applicant), the company managing the Conholt Estate.

1.4 The proposals covered by this application are shown on the following supporting drawings:

- 10775.01 Site and Location Plans
- 10775.02 Plans and Elevations of the Proposed Garage Building.

2.0 Site and Surroundings

2.1 No 1 Gardeners Cottage is located on the western side of Conholt Park Estate on Hungerford Lane as in Figure 1 below.

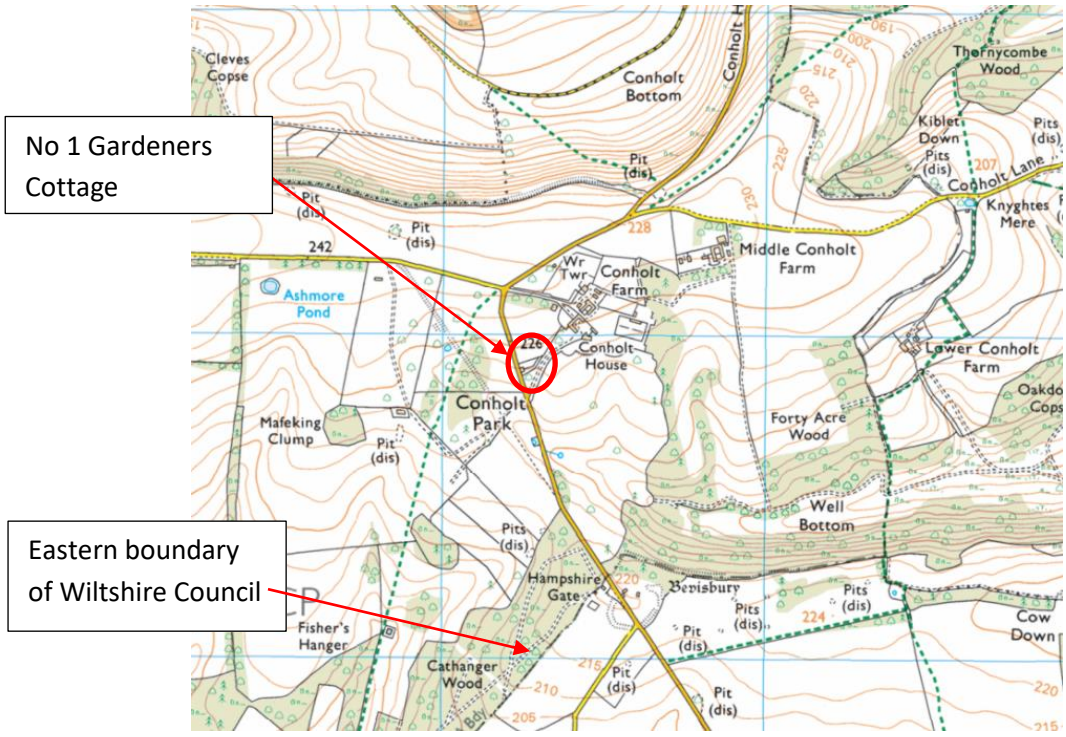

Figure 1 - OS Map of Site

2.2 No1 Gardeners Cottage is located within Wiltshire District Council boundary and within the southern boundary of the North Wessex Downs AONB. The site and surrounding area are located within open countryside as defined by th Wiltshire District Council Local Plan.

2.3 The site of the proposed scheme is located on the eastern side of the existing garden space to No1 Gardeners Cottage as shown in Figure 2 below.

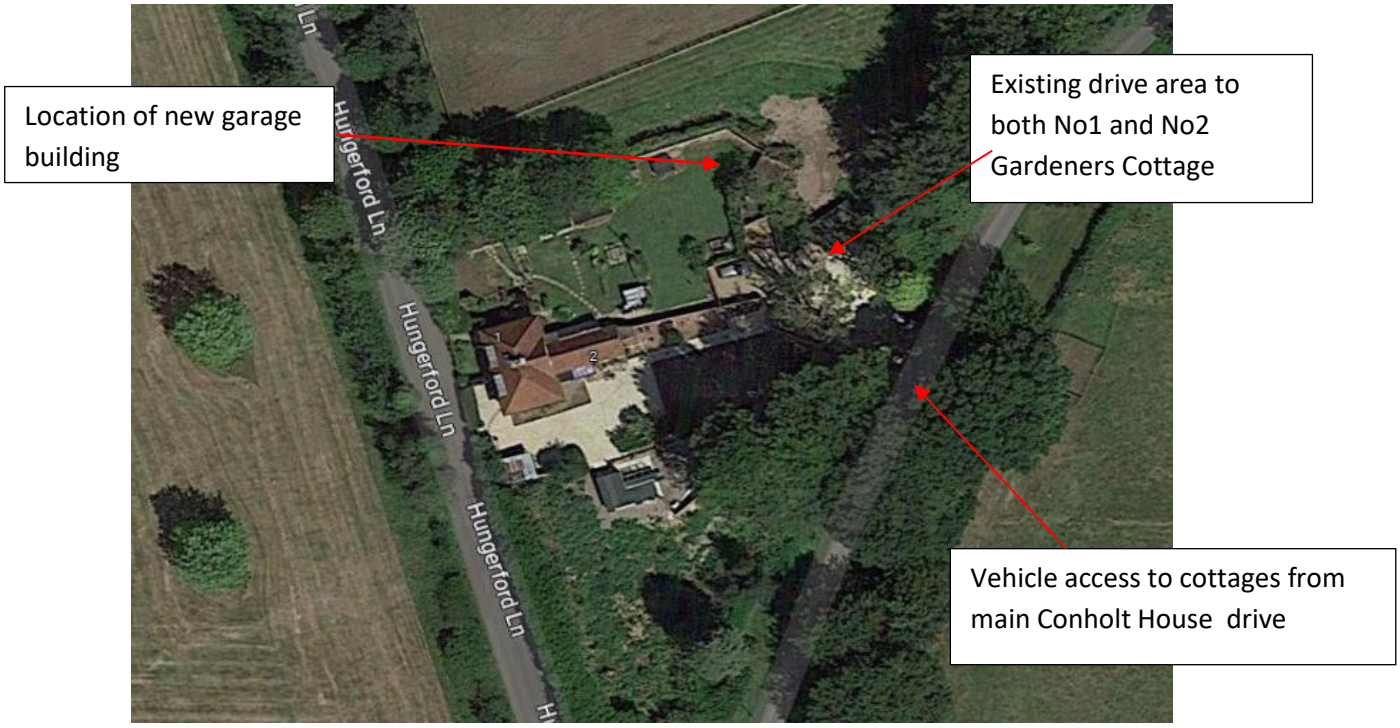

Figure 2 – Aerial view of site

2.4 No1 Gardeners Cottage is a simple semi-detached estate cottage, fronting onto the passing highway (Hungerford Lane), with its garden space located to the north and east of the cottage (as shown in Figure 2).

2.5 The vehicle access to the cottage is provided by the main Conholt House drive, with a driveway area for both No1 and No2 Gardeners Cottages provided to the eastern side of the cottages as Figure 2.

2.6 Photographs of the site, access and surroundings are included within Appendix A.

3.0 Outline of Proposal

3.1 The proposal covered by this application is the formation of a new garage building within the garden/drive area of the existing cottage.

3.2 The proposed building will provide the cottage with covered parking and external storage space missing from the current property arrangement.

3.3 As part of the scheme for the new garage the existing eastern end of the garden and adjoining drive area will be adjusted to accommodate the new building, as shown on the site plan drawing 10774.01 (Gardeners Cottage Site and Location Plan).

3.4 As part of the preparation of this application a number of specialist assessments have been undertaken to assist in the development of the scheme and to demonstrate parking compliance. These have been included with this application and are listed below:-

- Ecological appraisal report prepared by Wild Earth Ecology.
- Arboricultural assessment prepared by Balston Agius.

4.0 Planning Policy and Assessment of Planning Policy

4.1 The proposal covered by this application has been assessed in relation to national and local planning policy as outlined below.

4.2 The assessment of planning policy has informed the development of the proposal to ensure compliance with both national and local planning policies.

4.3 The NPPF and AONB planning policies are mainly strategic, however reference has been made to both in the preparation of this application.

4.4 In addition to the NPPF and AONB planning policies the Wiltshire Core Strategy policies and Kennet Local Plan 2011 policies have also been considered in the preparation of this application.

5.0 Design Principles

5.1 As already outlined, the proposal covered by this application is for a new garage building to provide the existing cottage with a garage building.

5.2 Location, Siting and Layout

5.2.1 The current drive and garden arrangement of the existing cottage has defined the location, siting and layout of the proposed garage building.

5.2.2 With the drive access located on the eastern side of the garden space to No1, locating the proposed garage building in the junction of these spaces ensures the garage is well related to the existing drive and garden space of the cottage.

5.2.3 The northern boundary of the cottage garden provides a defined boundary and extent of development with the proposed garage building using this boundary as its northern extent, with parking located on its southern side, within the existing drive and garden area of the cottage.

5.3 Scale and Size

5.3.1 The proposed building takes the form of a simple three bay garage/outbuilding, with 2no open bays providing parking and 1no enclosed bay providing safe storage, workshop space. A side access door is provided from the store into the garden.

5.3.2 The existing drive area will be extended up to the front (southern) side of the building retaining suitable parking and turning space for the cottage.

5.4 Appearance and Design

5.4.1 As already stated, the proposed building takes the form of a simple three bay traditional timber framed outbuilding of a traditional form and design.

5.4.2 The proposed building, in addition to its traditional form, will use traditional high quality materials suitable for its rural setting next to a pair of traditional rural cottages.

5.4.3 Details of all materials used on the proposed scheme are provided on the various drawings and are outlined below:-

Stable building

External Walls	Feather edged timber boarding
Roof	Plain clay tiles
Windows/Doors	Stained timber in brown stain

5.5 Landscaping

5.5.1 Due to the location of the site within the North Wessex Downs AONB the relationship of the site and scheme to the AONB is of prime importance. Set out below are the considerations the proposed scheme and its relationship of the proposals to the existing surrounding landscape.

5.5.2 The site of the proposed garage (garden of No 1 Gardeners Cottage) is well contained by existing mature tree planting to the south, east and north west, with the only open views of the site being from the adjoining paddock to the north. Views into this paddock and site of the proposed garage are contained by further mature tree and hedgerow planting along the west, north and east boundaries of the paddock, along with the rising ground form to the north of the paddock, as shown in photos of the site in appendix A.

5.5.3 The above ensures the site of the proposed garage is well contained and screened from the wider landscape requiring no additional landscape improvements required to contain the proposed garage building.

5.5.4 As part of an integrated plan to provide landscape and biodiversity improvements to the site the existing northern boundary hedgerow will be extended and returned along the eastern side of the proposed garage building. This new hedge will be formed of mature mixed species planting as outlined in the Ecological appraisal report included with this application.

5.5.5 However, if additional landscape provision is required the applicant is willing to consider additional landscape provision above those already proposed.

5.6 Arboricultural Assessment

5.6.1 With a number of large trees around the existing drive and parking area to the cottage, consideration has been given to the protection of the existing trees on and around the site.

5.6.2 As part of the preparation of the scheme a detailed assessment of the trees has been undertaken and is included with this application. This confirms the current trees will not be adversely affected by the proposed scheme and sets out the required protection to be undertaken during the construction of the proposed works.

5.6.3 This Arboricultural Assessment has been included as part of this application.

5.7 Land Contamination

5.7.1 As the proposals are located within the confines of existing garden and drive space of an existing dwelling, it is not considered a requirement to undertake a land contamination assessment.

6.0 Highways, Access and Parking

6.1 As the proposals only relate to the provision of new garage space and the adjustment of existing drive space, the current highway access arrangement via the main house drive will not be altered by the proposed scheme.

6.2 The proposed adjustments to the parking arrangements at the cottage will still ensure the required parking spaces for a 3no bedroom dwelling are retained (ie 2no).

7.0 Sustainability

7.1 In line with modern building practices the proposed scheme will be built in the most sustainable way possible, compliant with all current regulations and good practice guidelines.

7.2 The construction of the various elements will use sustainable materials as much as possible.

7.3 Flood Risk/Drainage/SUDS

7.3.1 The Environment Agency flood risk website has been checked and the proposed site is outside any areas at risk of flooding.

7.3.2 Due to the small scale nature of the proposed scheme it is considered a drainage/SUDS design is not required.

7.3.3 However, the proposed surface water drainage arrangements will be as outlined below:-

Building:-	Roofs to drain to gutters and downpipes taken to suitable soakaways.
Hardstanding:-	To be traditional porous gravel drive construction, allowing rain water to drain through.

7.4 Biodiversity

7.4.1 As this site is located within the North Wessex Downs AONB, and near to a number of sites of important nature conservation, an ecology assessment of the site has been carried out by Wild Earth Ecology and is included with this application.

7.4.2 The assessment confirms the proposals will have no impact on biodiversity of the surrounding area but makes a number of observations/recommendations as outlined below:-

- New section of mixed species hedgerow to be planted along north and eastern boundaries of proposed garage building.
- Installation of 1no bat box on a retained existing tree.
- Installation of 1no bird nesting box and 1no. barn swallow nest cup on a retained existing tree.

7.5 External Lighting

7.5.1 Again, due to the small scale nature of the scheme, an external lighting assessment has not been considered necessary as the amount of any external lighting will be minimal.

7.5.2 However, as set out in the Preliminary Ecological Appraisal, a sensitive lighting scheme will be required and its design will need to follow the Bat Conservation Trust Guidance Note 06/11 “Bats and artificial lighting in the UK”.

8.0 Conclusion

8.1 The proposed new building provides garage space and improved drive space to an existing cottage which currently has no garage and minimal external storage space.

8.2 The improved drive area will provide enhanced parking and turning arrangements for the cottage.

8.3 All undertaken in compliance with national and local planning policies.

APPENDIX A

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