NICK MATTHEWS Surveying Chartered Building Surveyor

# DESIGN AND ACCESS STATEMENT

# &

# JUSTIFICATION FOR WORKS

**WORTON HOUSE HIGH STREET WORTON SN10 5RU**

**PROPOSED DEMOLITION OF SMALL OUTBUILDING**

**AND CONSTRUCTION OF NEW GARAGE**



**Worton House and access seen from High Street, Mulberry tree reduced**

August 2023 Project ref 2234

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**Reason for the application**

Whilst the house is quite a substantial and important building, it does have a relatively modest garden and front parking area. There is very little outside storage, and whilst some smaller goods are stored within the basement, access to this is only via an internal stairs, and the space is quite damp.

The proposal is therefore to demolish the current outbuilding, retaining the base, boiler and cylinder, and construct a new two bay garage with separate small store/boiler area. The garage building will provide covered parking for two vehicles, a small store for bikes, and all of the other things normally stored within a garage, and a low loft area for timber, sails etc.

There is clear evidence that garaging existed alongside the house up until 1997 or earlier.

As part of the process, we have undertaken a pre-application enquiry with Wiltshire Council, reference ENQ/2022/01326, to ascertain whether an attached or detached garage would find favour with the Conservation Team. The answer to this was an attached garage, which is the subject of this application.

**Approach**

The new garage building has been designed to be subservient to the current house, and the roof to avoid interference with the window blanks. A Hampshire hip and small window has been introduced, picking up on the style of the adjoining outbuilding at Manor House Farm.

The garage has been designed to minimise the impact upon the Conservation Area, being set back behind the established building line, low level and in keeping with the prevalent materials found on the older buildings within the village.

The walls to be from a matching brickwork, to be laid in lime mortar and in English bond. Untreated sawn oak beams to be built in to create the door openings. The roof to be from salvaged clay pantiles and salvaged half round clay ridge tiles. The doors and joinery to be from oak hardwood, to be left untreated to naturally weather. Rainwater goods to be Alumasc Heritage half round gutter and circular down pipes, finished in black.

One of the benefits to the building will be the removal of the incongruous boiler room/outbuilding which adds little to the stature of the house. The proposal sits roughly over the position of the former glass houses, so there is some historical reference/logic there, but its orientation will not mask the historical evidence they left behind after removal (outline of the former building see photo below).

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Outline of former greenhouse can be clearly see passing over window blank

The new garage doors, store door and end window all to be from untreated oak left to naturally weather. All to be of traditional design and garage doors hung on galvanised strap hinges with monkey bolts and staple lock.

The proposal will involve the removal of the mulberry tree. From the comments received within the pre-application response, this should not be an issue. The tree can see seen dotted on 2234 – P01.

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East elevation – taken pre-reduction of Mulberry tree

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Part south and east elevation looking towards road



Current parking area looking from south access towards road – pre-reduction of Mulberry tree

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**Access**

The proposal will not require the alteration to the current access.

The applicants already reverse out of their parking area, into the shared access to turn to leave the property in a forwards direction.

The pedestrian access does not change.

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**Conclusion**

We have consulted with Wiltshire Council prior to making this application, which reflects the guidance provided.

The proposed garage is a modest scaled building designed using more 'agricultural' materials.

Its location is both attached to the house and on a similar footprint to the earlier glass houses.

The proposed garage is both in keeping with the local vernacular as well as providing a scale of garage and store more in keeping for a house of this stature.

On a practical level, it is unlikely that the garage will be seen directly from cars on the road, but more likely parts of the roof will be visible from lorries and neighbours first floor windows.

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