TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPULSORY PURCHASE ACT 2004

DESIGN AND ACCESS STATEMENT
AND
HERITAGE STATEMENT

PROPOSED CONSTRUCTION OF TWO FLATS

for

MR & MRS J FRANKLIN

at

65, DRYNHAM ROAD TROWBRIDGE BA14 0PT

PREPARED BY:

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CLIENT:

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May 2023

Project ref: 2008

INTRODUCTION

This planning design and access statement is submitted in support of the full planning application seeking permission for the construction of two flats which have been reconfigured to cover issues raised with the Planning Authority on the first application

USE

The proposal will permit the development of a pair of two bedroomed flats with vehicle parking at the front

AMOUNT AND LAYOUT

The existing building totals approximately 80m^2 on the ground floor and 70m^2 on first floor

APPEARANCE

It is proposed that the new build will be built in timber frame construction with a main ridge line running north/south and two smaller gables running east/west

Red Multi brick slips to blend with neighbouring properties,
Windows and doors grey upvc,
French doors and FF front windows grey aluminium to match
Roof dark brown plain or flat tiles
Dark grey facias and soffits

Drynham Road has a varied street scene with houses and flats all with a great diversity of designs, heights and material finishes and the design will not be alien to the locality. ***See attached photo sheet***

LANDSCAPING

The landscaping will be similar to the existing garden at the rear
Vehicle parking to the front will be hard paved but with a porous finish

ACCESS

A new access off Drynham Road is proposed with drop kerbs with Highway compliant access sweeps

HERITAGE ASSESSMENT

The proposed new build will be approx. 50m away from the South View Farmhouse and not directly facing it.
Although there are curtilage buildings directly opposite and only 15m away they are what would have been the old farm buildings and are generally in a very derelict state

In the application for the adjacent site it is proposed that these ancillary buildings are demolished

The design has been reconsidered and previous comments taken into account and the roof has been redesigned to offer a less bulky building facing the farmhouse

Because of the redesign, to be similar in appearance and height, to the new housing development, of which some are within 10m of the main listed property, there is no effect upon the farmhouse or the buildings within the curtilage by the revised proposals



LISTING INFORMATION
Grade II
List Entry Number: 1364218
Date first listed: 26-Nov-1976

SOUTH VIEW FARMHOUSE, DRYNHAM ROAD
National Grid Reference: ST 85961 56794
DRYNHAM ROAD 1. 5411 (Northeast Side) South View Farmhouse ST 8556 13/219 II

2. Early C19. Ashlar, creeper covered. 2 storeys. 3 windows to west, late glazed sashes. Band over ground floor. Central doorway with bracketts to cornice and lozenge glazed rectangular over light, half glazed door. Double ridged hipped slate roof with wide eaves.

Listing NGR: ST8596156794The contents of this record have been generated from a legacy data system.
Legacy System number: 313962
Legacy System: LBS

Additional photos of Curtilage Building





