District.

Planning Application

138 . Coombe Head Cottage . Giddeahall . Chippenham . SN14 7ES

August 2023

Introduction

This statement has been prepared to accompany our application for our proposals at Coombe Head Cottage. Our application seeks comment on proposals for the removal of the previous single storey extensions, the assembly of a new two-storey addition in its place and the addition of a single window at ground floor to the front of the existing cottage.

Relevant Planning Consents:

PL/2022/03325
Coombe Head Cottage
Permission for the demolition of existing single storey extensions and erection of two storey rear extension with associated works.
GRANTED 16/06/2022

As recorded above, Coombe Head Cottage has already received permission to demolition the existing single storey extensions and replace them with a new two storey rear extension.

Although similar in many respects, the current application reduces the scale of the previously approved proposal in overall size and height. Moreover, the form and proposed materials of the current two-storey proposal have been altered to improve the addition. While still reflecting the form of the original cottage beside it, the proposal has a more modern approach, simplifying details such as the meeting line between the roof and wall externally. The external material change is proposed after taking note of the tonal qualities of the surrounding nature. We believe that a natural façade solution will allow the building to sit as a subtle addition while enhancing the character of the landscape as stated in the Wiltshire Core Strategy, Core Policy 51.

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Background and Context

Coombe Head Cottage is a fully detached, two-storey, 3-bedroom house located within the hamlet of Giddeahall, off the B420 Bristol Road within the ceremonial county of Wiltshire. The dwelling sits at the south-western corner of a large plot of land. The rest of the land is occupied by a terraced garden as well as an elevated parking area on the north-eastern corner which directly joins the highway. The building at the north-western corner of the plot of land, a former barn, has been since converted to provide additional accommodation and more recently received permission to be used as tourist accommodation.

Neither the cottage nor the adjacent barn is listed or have previously been described as a heritage interest. Furthermore, neither is located within or adjacent to a designated conservation area.

The site is located within a Flood Risk Zone 1 (Lowest Risk). There are no other environmental constraints.

Policy

The *Wiltshire Core Strategy (2015)* sets out the council's overall planning strategy. Relevant policies within this strategy include **Core Policy 51** (Landscape), **Core Policy 57** (Ensuring High Quality Design and Place Shaping)

It is this advice that we have taken into our design, attempting to harmonise with the existing using material and material colour while remaining a distinct addition and subordinate by employing a minimalist form and modern treatment of materials. For example, we propose the use of charred timber – a natural material found in the surrounding landscape – clad in a vertical orientation to appear a modern addition. This is explained in more detail below.



Site Photography





Rear Elevation
Our proposal takes place at the 'rear elevation' of the property. Once the existing extensions are removed our proposal can be assembled in their place, providing the property with generous internal living spaces that are bright and comfortable to live in. The property also benefits from a generous rear garden which can partially be seen above.





Front Elevation / Entrance
The existing front elevation can be seen in the photographs above. Our only proposal to this part of the building is the addition of a single window to the ground floor, to match what exists. The position of this can be seen highlighted in orange.

Proposal . Amount, Scale, Layout and Appearance



Proposed *Rear Extension Proposal in 3D*

The image above best represents our proposal for the rear of the building in terms of scale, form, and materiality. The proposal begins with the removal of the existing single storey extensions (see site photography rear elevation). The primary structure of the proposal is to take the place of these single storey extensions. The proposal suggests a more modern approach to detailing and to re-clad the structure in a charred timber. This will reflect the overall modern extension and separate the addition from the existing building which can then be appreciated separately. The external material change is largely proposed after taking note of the tonal qualities of the surrounding nature. We believe that a natural façade solution will allow the building to sit as a subtle addition while enhancing the character of the landscape as stated in the Wiltshire Core Strategy, Core Policy 51.

Our proposal has an open ground floor layout creating an internal experience that connects the living spaces to the garden, providing the family home with a more spacious ground floor living experience. The structural form reflects the existing cottage but is clearly a modern addition due to the simplified details (e.g. the wall to roof connection).

Overall, the new extension is an addition that, while harmonising with the existing building using traditional natural materials and colour, separates itself as a modern addition from the main building which can then be appreciated independently.

Materiality

D.



138_Coombe Head Cottage
Exterior.Materials_

Charred Timber

We propose vertical charred timber to clad the 2-storey extension. It remains a traditional material and therefore in keeping and appropriate next to the stone but again the treatment of the timber and the detail of it being wrapped up and onto the roof distinguishes the addition as modern.

Traditional Stacked Stone

Traditional stone walls are commonly found in the local area. Moreover, it is the main material used throughout the main cottage. The use of this material on the chimney therefore reflects the local area and existing building while the technique used to stack the stone in a modern manner helps separate the extension as a new addition.

Access

No alterations are proposed to the access of the building.

Conclusion

In conclusion, our application seeks comment on proposals for the removal of the previous single storey extensions, the assembly of a new two-storey addition in its place and the addition of a single window at ground floor to the front of the existing cottage. Although the proposal is similar in many respects to the previously consented application (PL/2022/03325), the current application reduces the scale of the proposal in overall size and height. Moreover, the form and proposed materials of the two-storey addition have been altered to improve the addition. While still reflecting the form of the original cottage beside it, the proposal has a more modern approach, simplifying details such as the meeting line between the roof and wall externally. The external material change is proposed after taking note of the tonal qualities of the surrounding nature. We believe the natural façade solution we have proposed will allow the building to sit as a subtle addition while enhancing the character of the landscape as stated in the Wiltshire Core Strategy, Core Policy 51.