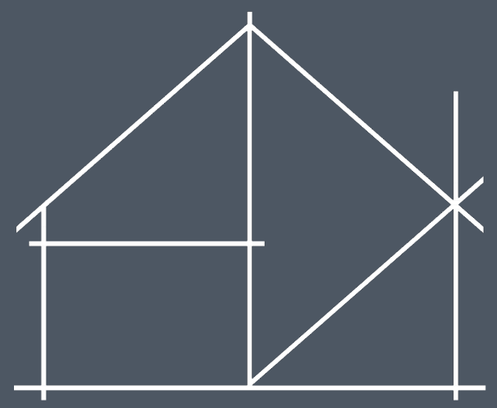


ADLEM & KEMP

Design, Access & Heritage Statement - Extension & alterations to previously approved barn conversion 21/00294/FUL

Contents

1.0 Introduction **2**

1.1 Introduction *2*

2.0 Design Proposal **3**

2.1 Site Location & Access *3*

2.2 Characteristics of Zeals *4*

2.3 Site Landscaping *5*

3.0 Heritage **6**

3.1 Design Principle *6*

3.2. Heritage Implications *6*

3.3 Heritage Statement *7*

4.0 Design Statement **8**

4.1 Proposed Design *8*

4.2 Proposed Materials *9*

4.3 Sustainability *10*

5.0 Conclusion **11**

5.1 Conclusion *11*

1.0 Introduction

1.1 Introduction

Adlem and Kemp have been asked to submit a full planning application for the client at Lower Zeals Farm to make some alterations to the recently approved planning permission (21/00294/FUL) granted by Wiltshire Council in March 2021. The original application: 20/03861/PNCOU was granted under Class Q in June 2020, allowing for the existing agricultural barn to be converted into a residential dwelling. We then submitted application: 21/00294/FUL to convert and extend the existing barn which was approved in March 2021.

The previously approved dwelling's footprint (21/00294/FUL) was 185m^{2,} with our new proposed scheme at 210m^2.

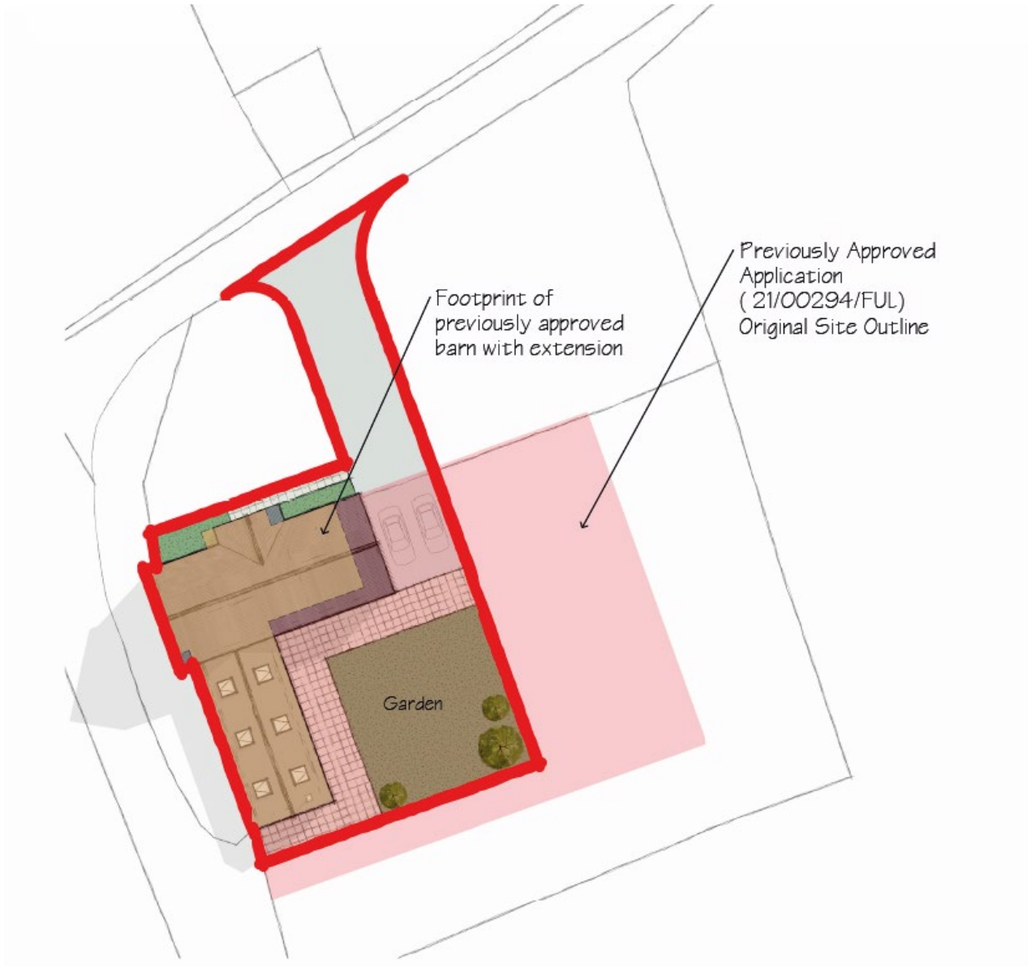


Figure 1.1a Site plan comparison

2.0 Design Proposal

2.1 Site Location & Access

The proposed dwelling is located to the West of Lower Zeals Farm, Manor Farm Road, Zeals, BA12 6LG. Access to the barn will be from the existing access road.



Figure 2.1a Site plan of application site

2.2 Characteristics of Zeals

Zeals is a village and civil parish in southwest Wiltshire, England. The village is about 2.2 miles west of Mere, adjacent to the A303 road towards Wincanton, and adjoins the villages of Bourton, Dorset and Penselwood, Somerset.



Figure 2.2a Street view of St Martins Church in Zeaks

2.3 Site Landscaping

The application site lies on approved land to the West of Lower Zeals Farm. The site will be enhanced with the addition of tree planting to the rear of dwelling.

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3.0 Heritage

3.1 Design Principle

Following analysis of the site context, constraints and opportunities have been established to create the overall design.

- Reflects local vernaculars and styles providing an appropriate balance of built form, open space, and landscape
- Respects adjoining neighbouring amenity space and light
- Provide enhanced landscaping
- Utilise local natural building materials and architecture features where appropriate.

3.2. Heritage Implications

The nearest listed building to the application site is “Dovecote To North West Of Zeals House” and is registered as grade 1 listed, ref 1131074 and is approximately 240m away from our application site.

3.3 Heritage Statement

- We feel this application has no direct impact with any nearby listed buildings or the surrounding area.

- Design of the changes proposed to the barn, reflect that of other local buildings using local natural materials and detailing.



Figure 3.3a Photo looking south from the Application Site



Figure 3.3b Photo of the existing barn's West & North Elevations

4.0 Design Statement

4.1 Proposed Design

The proposal has been designed to be sympathetic to the local surroundings, utilising natural materials and keeping to a traditional design. The overall height of the dwelling has been kept down in respect of the neighbouring buildings and landscape.



Figure: 4.1a Plans of proposed barn (Not to scale)

4.2 Proposed Materials



Figure: 4.2a – Photo of Chicksgrove stone which will be used for the external walls



Figure: 4.2b – Photo of natural slates which will be used for the roof



Figure: 4.2c – Photo of oak / timber framed bifold doors

4.3 Sustainability

- Local materials to be used where possible.
- Local labour and suppliers to be used where possible.



5.0 Conclusion

5.1 Conclusion

We feel this application will have no detrimental effect on its surroundings or its neighbours, it has a design that reflects the local vernacular of the village with the use of local material and features. We have improved on our more recent application (PL/2022/09053) which was the proposal to demolish the existing barn and erect a new dwelling and have addressed the comments from the planning officer who issued the refusal. We welcome Wiltshire council to approve this revised scheme.