From: C S Boaden

33 Church Street
Market Lavington
Devizes
Wiltshire
SN10 4DU
[redacted]

The Officer Responsible
developmentmanagement@wiltshire.gov.uk

06 Oct 23

DESIGN AND ACCESS STATEMENT – 33 CHURCH STREET, MARKET LAVINGTON

Dear Sir or Ma'am,

HOUSEHOLDER - AMENDED ERECTION OF WOODEN CONSTRUCT GARDEN ROOM/BUILDING WITHIN THE CURTILAGE OF A GRADE II LISTED BUILDING – REQUESTED CHANGES TO PL/2022/01400

Introduction. This design and access statement is modified from the original PL/2022/01400 statement clarifying requested changes and amends to the design as well as providing additional detail as necessary to inform the application.

Proposal. The addition of a conservatory Garden Room /Detached Office building within the garden and curtilage of Grade II listed property; development amended from original drawings under PL/2022/01400.

Features on site. The property is a Grade II listed two storey house, with additional basement and loft spaces and a lean-to store room attached to the rear of the main building. The building is timber framed and brick construction, the front of the building (seen from the street) has stone cladding and forms the key part of the properties listing. The sides of the building are exposed brick and the rear has been rendered and painted white.

The garden to the rear is enclosed with walls and fences around it and is not observable from the street or prevailing vantage points in the local area owing to surrounding hedges.

The property is located near the beginning of Church Street although not on the extremity of the village and is just within the conservation area.

Of note there is already LBC approval for the erection of a timber frame conservatory (PL/2021/06316 refers) to be attached to the listed building, this work has commenced but is still awaiting the timber sections and glass expected in Q4 2023 and completion thereafter.

Access. Access to the proposed Garden Room/Detached Office is from the Garden area either from the house or via the alley access to the east of the listed building on site. Primary access to the internal of the building is through the French doors which are a change from the original permission but of equivalent size and scale to previously proposed sliding doors.

Layout. As per attached plans, the Garden Room is a simple timber construction with timber cladding external and internal. The roof-line is single pitch to accommodate the solar panels. Where these panels were installed previously in accordance with PL/2022/01400, they were not aligned sufficiently to generate effectively during winter months, the re-alignment is requested as

per new submitted plans with approximately 25 degrees of elevation. Internal arrangements will be a main office area and separate toilet/bathroom facility.

Scale and Appearance. The Garden Room is built from timber and clad in timber ship-lap/tongue in groove type cladding. The cladding has not yet been painted and was previously intended to be, it is now requested to keep the cladding un-painted and instead oiled periodically such that it silvers over time.

The roof is covered in roofing felt and appears similar to other wooden out buildings and structures in the area.

The solar panels on the roof are black to reduce contrast and face the wooded area to the south of the proposed location for the Garden Room which is not observable from public vantage point.

The proposed Garden Room is deliberately separate and as far as practicable positioned at the bottom (southern end) of the garden area within the curtilage of the Grade II listed building in order to be separate and offer less contrast.

Landscaping. The Garden Room sits within the existing landscaping, the indicated raised profile of the ground in submitted drawings has been brought into line with the southern elevation. A decked area has been placed over the raised ground and wraps around the garden room, seen in pictures appended at Figure 1-8 and also seen in previous emailed replies to PL/2022/01400 consultation dated 04 Apr 2022 and appended again at Figures 9-13.

Heritage Assets. The property is Grade II listed and as such the design and plan for the Garden Room is limited in scale to that seen as necessary to facilitate an office and toilet/bathroom area for building function, it is deliberately apart from the main building at the southern extremity of the curtilage to minimise impact and contrast to the listed building. Materials are predominantly timber and glass either using natural wood or dark colours to limit contrast in colour and appearance to the surrounding darker wooded areas (lying to the south) and lighter fence lines in the area.

The property is within the Market Lavington Conservation Area, numerous timber out buildings are already prevalent within this area where their observation from vantage points is possible but limited, this proposal follows that trend but keeps the structure un-observable from public vantage. The village is predominantly Victorian era with some Georgian buildings, their appearances are typically brick or rendered white, the Garden Room therefore stands apart from the main building in the same way other timber out buildings in the village do to offer minimal contrast to heritage buildings adjacent.

Impact. The Garden Room occupies a site apart from the listed building on site, is deliberately constructed from timber and in the same style as other out buildings in the area in order to blend it to the background (southern wooded area and adjacent fence lines) as best as possible. The observation of the Garden Room from the street is not possible (it is to the rear of the property) and from the elevated public vantage points in the adjacent southerly fields it is also not observable.

Changes from PL/2022/01400. The scale of the building has not changed, it is marginally smaller in height than originally requested. This is owing to the paucity of timber products at the time of construction, lengths of 3m and 3.6m were prevalent and as such the construction of the building and position of strong points, for this self-build project, meant I was unable to centre a heavy double sliding door on the building. The change to a French door came as a result of weight, workability (single person constructing) and cost. The movement of the door to the right-hand side of the west elevation as well as the removal of the window opening in that area were structural considerations based on materials available and possible positioning of upright supports. The change in southern elevation to remove the proposed access door became an issue of practicality where the previous design saw a corner desk arrangement internal, this was not possible with the movement of the primary access door; thus, the southern elevation door was removed and a window adopting a similar scale for glass was used in a central position. The alignment of solar

panels was borne from efficacy of the panels during the winter, spring and autumn months where sun elevation led to poor performance, the tested and requested change in alignment as indicated in drawings is therefore requested.

Summary. The Garden Room while large for an out building is limited in scale to fit the intended usage and match existing themes within the local area. This has minimal impact on the aesthetic of the existing Grade II listed building and curtilage, it is not observable by the general public from the surrounding fields or streets. The construction is from timber, timber looking, and glass products and looks and appears consistent with the conservation area themes within gardens.

The garden room construction is still not completed at this stage, although the structure is largely complete and initial internal work has taken place to make it useable while final works are conducted. The changes that have been undertaken and are requested for review were borne from necessity during construction both in materials available and cost, the tardy submission for change was an oversight during this self-build project within the distracting demands of work and home life while trying to progress the build in the margins, this was an error for which I apologise and I should not have made. I have kept to what I believe is the spirit of the original permissions and the scale has not been enhanced, instead reduced slightly in parts. The realignment of the solar panels was conducted to ascertain efficacy of the microgeneration facility, it is requested their current alignment is maintained.

Should you require further details, please do not hesitate to contact me directly and I will provide answers and clarifications as required.

Yours Sincerely

Christopher Boaden



FIGURE 1: Garden Room West Elev. 1



FIGURE 2: Garden Room West Elev. 2



FIGURE 3: Garden Room West Elev. 3



FIGURE 4: Garden Room South Elev. 1



FIGURE 5: Garden Room South Elev. 2



FIGURE 6: Garden Room South Elev. 3



FIGURE 7: Garden Room North Elev. 1



FIGURE 8: Garden Room West Elev. 2



FIGURE 9: Previous Area Photos 1



FIGURE 10: Previous Area Photos 2



FIGURE 11: Previous Area Photos 3



FIGURE 12: Previous Area Photos 4



FIGURE 13: Previous Area Photos 5