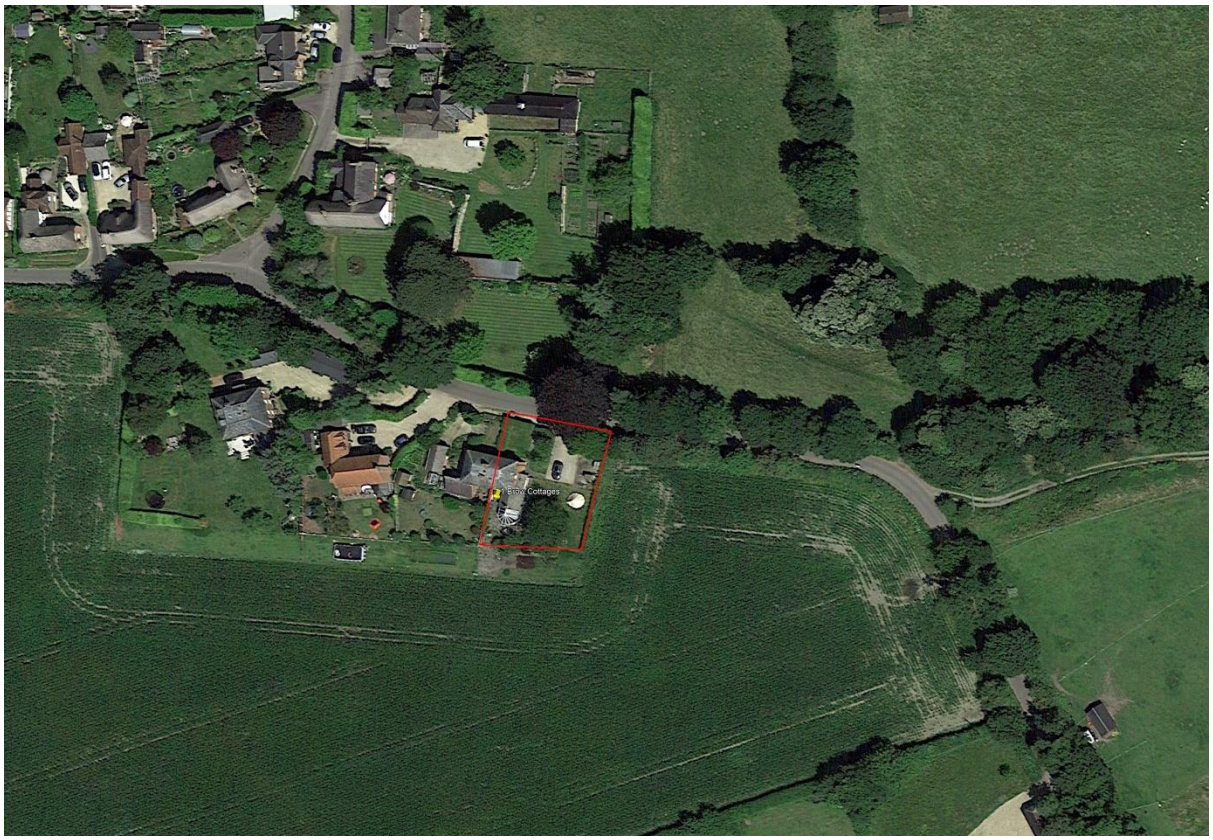
Design & Access Statement

Heritage Impact Statement

1 Brow Cottages,
Woodborough,
Pewsey,
Wiltshire.
SN9 5PG



Patrick Wilson *Architects*

Barleyfield Cottage
Bottlesford
Pewsey
Wiltshire. SN9 6LU
01672 562178 practice@pwarchitects.co.uk

Application Details

Address:	1 Brow Cottages, Woodborough, Pewsey, Wiltshire. SN9 5PG
Applicant:	[redacted]
Agent:	Patrick Wilson Architects Barleyfield Cottage, Bottlesford, PEWSEY Wiltshire. SN9 6LU
Proposal:	The Change of Use of Agricultural land to Residential & Construction of Garden Studio .
Date:	September 2023

Site Details

Site Plan

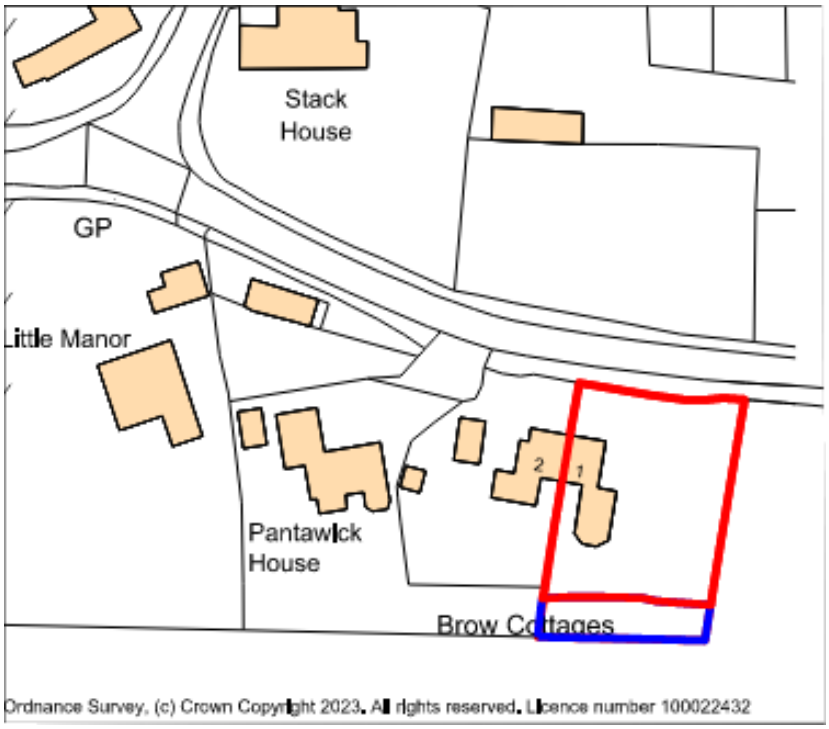


Figure 1, Site Location

Site and Area Appraisals (see Appendix 1 for location photographs)

The site plan identifies the application property as a semi-detached house constructed on the west side of the High Street, following a fragmented “ribbon” development.

The houses are identified through the materials and typical thatch arrangements as being part of the village vernacular.

Upavon is a large village with significant infrastructure located on the west side of the River Avon at the foot of the rising ground that forms Salisbury Plain. The village is at the cross roads for the North-South A345 and the East-West A342. These roads divide the village into three quadrants. The

Nos 15 & 15a is listed Grade II and lies within the Upavon Conservation Area. This building forms a small group of 15a to 21 & 30 (opp.) High Street as the roadway widens into the village centre. Consequently, all activities within this site have the potential to impact both the individual building and the wider conservation area.

Since the proposals are for the rear garden of the property and there are no listed structures adjoining to the west, the impact on the wider Conservation Area is limited. The design must therefore be considered in its impact on the subject property.

This needs to be considered in the context of alternative existing boundary treatments to the site:

To the south there is a brick wall forming the boundary approximately 1.8m high along it entire length from the back of pavement to the western boundary. The boundary between Nos. 15 & 17 High Street is an ad hoc arrangement of green stained larch lap fencing panels

on timber posts topped with trellis, but substantially overgrown with vegetation and some more solid panels full height.

Conservation Area

The site lies on the edge of the Woodborough Conservation Area. The Woodborough CA Plan was adopted in January 1993.

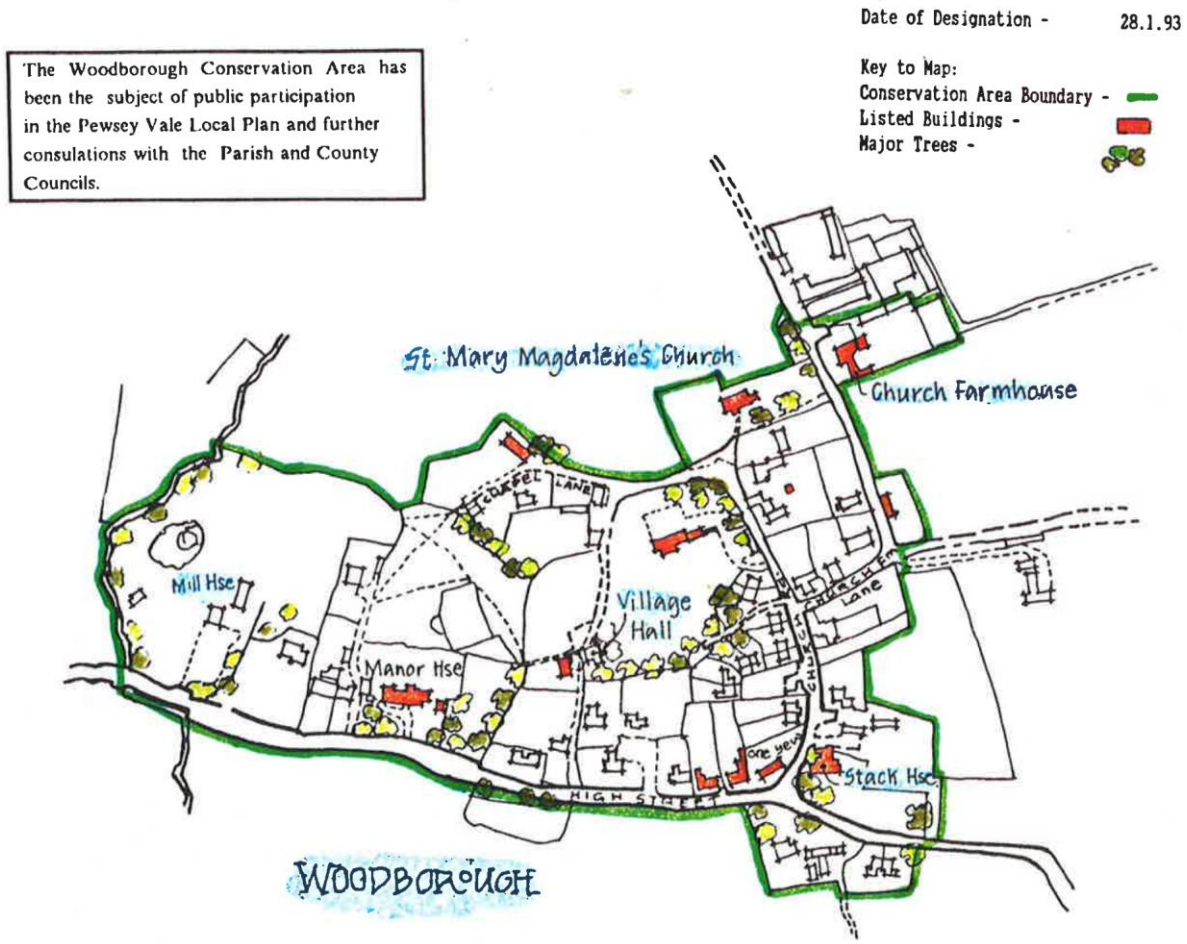


Figure 2: Extract from Woodborough CA Statement showing boundary & notable buildigns & trees.

Of relevance to this application is the requirement in the Section on Development Constraints that "*new buildings should match traditional materials & designs having regard to scale, massing and proportions.*"

The original garden boundary of this property was the south eastern extent of the CA. Located on the edge of the CA, it will have little impact on the character of the CA as a whole or on any buildings of significance. The use of traditional materials will provide a suitable context reflecting the agricultural location and heritage.

The garden was extended at the time of the land purchase in 2015 and the site extension is shown below:

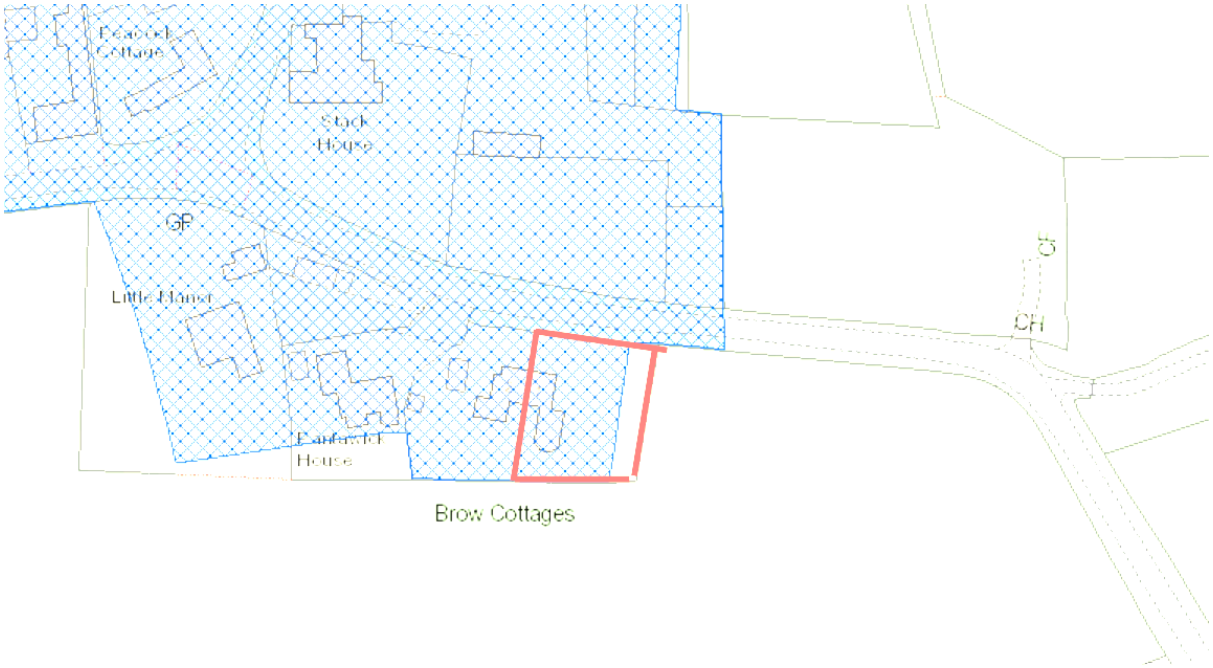
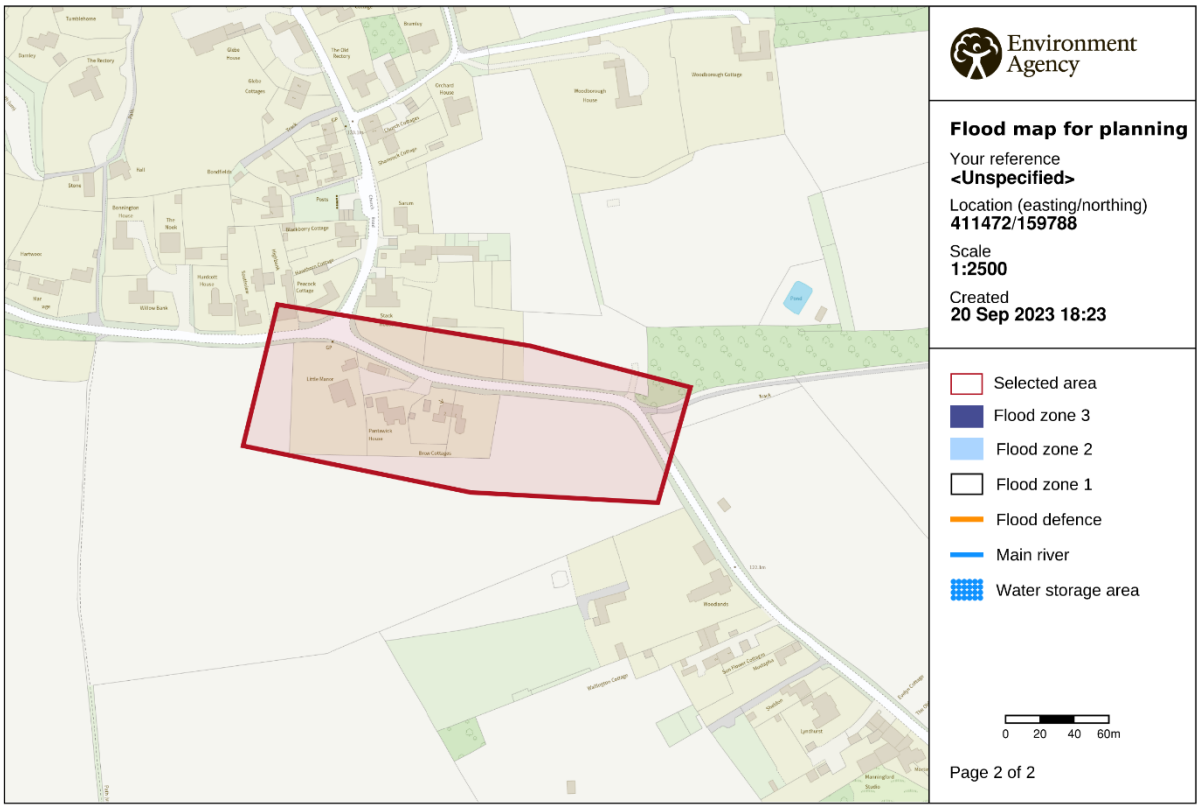


Figure 3: Mapping from WC planning of CA overlaid with site boundary

The adjoining land to the East and South is arable farmland, bounded by native species hedgerows to the road and adjoining property.

Flood Risk Assessment:



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Figure 4: EA Flood Risk Assessment as Zone 1

From the Environment Agency's website, this site is a Surface water Low risk and for Rivers/the Sea it is classified as Very low risk. it is clear that there is no intrinsic risk of flooding
From this site the ground falls away to the east towards the river basin.

Planning History

Ref No.	Date	Proposed Development	Decision
K/80/0323	29th May 1980	Domestic garage & Porch	Approve
K/34841	29th September 1997	Erection of a Conservatory	Approve with Conditions
13/02770/TCA	20th September 2003	Fell 2 Cypress Trees	No Objection
K/53562/TR2	2nd September 2006	Reduction of 2No. conifers in the front garden	Approve with Conditions
15/00404/FUL	4th April 2015	Demolition of existing single garage and erection of new 2-car oak framed car port	Approve with Conditions

Design Principles

The adoption of barn construction materials for the external cladding is deliberate response to the location of this new amenity building on eh edge of eh Woodborough Conservation Area and with its agricultural setting in the North Wessex Downs AONB.

The proposed building imitates the expired consent for the 2-bay car port, while also enclosing the space. The cladding of the structure will be untreated feather-edged larch weather boarding surmounting a brick plinth under a slate roof to follow the materials style of the main house. The colour of the brick work and the slates will match the existing property.

Set behind the semi-mature beech hedge planted in 2015, with eaves height limited to 2.4m, only the roof line will be visible across the fields.

From the road the existing driveway is not altered and views into the site are limited. The building will be located beyond this belt of trees.

The new building will be sited outside of any root zone, no new parking is required and vehicular access to the site will not alter as this is an amenity building for the present occupants.



Figure 5: Aerial image of existing House & location for proposed new Garden Studio



Driveway entrance to parking area from Woodborough Road



View of the property from the east across agricultural land.

Public Involvement

No specific consultation with the village or Parish Council, has been undertaken.

Programme

The incorporation of the agricultural land took place in 2015, and is now an established use. Construction of the new garden studio will be implemented at the earliest opportunity in the event of a grant of planning permission.

Appendix 1: Site Photographs

	◄ Aerial view from north west of NE corner of house and location for Studio in front of beech hedge. North elevation of existing pr. of semi-detached houses. ►	
	◄ View of existing beech hedge forming eastern boundary to farmland View north west from adjoining farmland. ►	
	◄ Trees and boundary hedge to Woodborough Road. View along road of Hedges and overhanging trees ►	