SOUTHWOOD COTTAGE, LOWER NORTH WRAXHALL, CHIPPENHAM SN14 7AA

PROPOSED ALTERATIONS AND EXTENSIONS TO ANCILLARY OUT-BUILDING

PLANNING AND DESIGN AND ACCESS STATEMENT



INTRODUCTION

A This planning and design and access statement has been prepared on behalf of the applicant to support his application to alter and extend his out-building.

B The applicant purchased the property in 2014 known as 'Southwood Cottage', which is situated on the north side of the lane. The out-building on the south side is part of the applicant's demise and serviced from the host building.

C The attached ordnance survey map circa 1844-1888 shows that there was a building in this location since then.

PLANNING HISTORY

A There is a history of four recorded planning applications, three of which refer to tree surgery and the most recent to a Certificate of Lawfulness, ref: 21/00462/CLE issued in 2021. This related specifically to the out-building in question that confirms the status as ancillary to the host dwelling.

THE SITE

A Southwood Cottage and the ancillary out-building lie outside any defined built up area of North Wraxhall and situated on the eastern periphery just within the conservation area.

B The host building is set within a substantial parcel of land that drops away to the north bounded by a stream.

C The ancillary building is set against a natural stone retaining bank on the south side and bounded by a public footpath on the south west side.

D There is parking on a hardstanding that can accommodate four cars to the east of the building and a gravelled amenity area on the west side.

E The ground floor currently provides for domestic store area that was once used for a garage at some time in the past and utilises existing outward opening doors for access

F The first floor is accessed via a spiral stone staircase at the west facing gable, through a pair of timber doors.

G The first floor spatial arrangements are restricted by two purlins, and restricted headroom.

H The building is of relatively modern construction, the first floor being concrete and the walls incorporate concrete block coins within the rubble stone face work. Windows are metal of typical 'Crittal' style.

THE PROPOSAL

A The purpose of this proposal is to improve the standard of accommodation available for family members with a scheme of improvement and modernisation.

B The primary issue is with the access to the first floor and available height within the bedroom zone. The solution is to raise the ridge and eaves levels to provide improved headroom, and to form an internal stair access.

C Related to the above, the proposal is to extend the building at the west facing end that will absorb the area currently taken up with the external stairs that will be replaced by one internally.

D The new internal arrangements will provide for an open plan ground floor living and kitchen area and a first floor that will provide two bedrooms and a small bathroom.

E The living area in the west facing part of the ground floor will have French window access leading onto an amenity area.

THE DESIGN

A The design features of the proposal take references from the host building by the use of rubble stone face work, painted timber fenestration, stone coins, and the retention of natural slate for the roof. Flush lime based mortar for all pointing

B A conservation type roof light is proposed in the south facing roof slope with recessed flashings

C The timber windows are proposed to be flush casements that are 'balanced'

D The roof is to continue the open eave detail

ACCESS

A The access to the building will be via a half glazed timber door in the north elevation and French windows in the west elevation.

B Access from the lane will be via the existing stone steps.

EVALUATION

A The proposal provides for an improved level of ancillary accommodation for the enjoyment of occupiers.

B The proposal has no detrimental impacts on the amenities of nearby occupiers by virtue of it's isolated location and no threat of overlooking.

C The proposal seeks to improve the aesthetics with references to the host building, style of fenestration, and use of rubble stone for external walling.

D There are no bio-diversity issues connected with this proposal.

F There are no arboreal issues connected with this proposal.