Julius Bahn
OAK BUILDINGS

Wiltshire Council
County Hall,
Bythesea Road,
Trowbridge,
BA14 8JN

12th October 2023

Dear Sir/Madam

Erection of Oak Framed Orangery to the rear of Manor Farmhouse, Manor Farm, Winsley, BA15 2LN

Please find enclosed a Householder and Listed Building application for the above proposed development. The application includes the following documents/plans:

- Completed planning application forms;
- Completed ownership certificates;
- Red-Lined Location Plan at 1:1250 @a3 (drg. 90303/01);
- Existing Block Plan at 1:500 @a4 (drg. 90303/02);
- Proposed Block Plan at 1:500 @a4 (drg. 90303/03);
- Existing Floor Plan and Elevations at 1:100 @a3 (drg. 90303/04);
- Existing Roof Plan at 1:100 @a3 (drg. 90303/05);
- Proposed Floor Plan and Elevations at 1:100 @a3 (drg. 90303/06);
- Proposed Roof Plan at 1:100 @a3 (drg. 90303/07);
- Combined Design & Access and Heritage Statement;
- CIL Additional Information Assessment

The Planning Fee will be paid directly via the Planning Portal.

The proposed extension would be a single storey and relatively minor, subservient and visually lightweight addition to the existing building, sited upon the East facing rear elevation. The proposed extension would be wholly subservient in height and scale, would require minimal structural alterations to the existing building and would be constructed from facing materials which would provide a modern but sympathetic addition to the existing building.

The proposed oak frame would be a traditional form of construction but at the same time the extension would include large areas of glazing to provide a visually lightweight addition, visually distinct from the existing building and appearing as an obvious later addition. This would allow the historic form of the original listed building to remain clearly legible and its evolution and adaption into modern times to be easily discerned. The proposal would be an historically legible form of development that would leave the existing building as the clearly dominant and readable visual form.

I trust that you have the required information to review and validate this application. However, if you do require further documentation, please do not hesitate to contact myself.

Yours Faithfully,

[redacted]

Jack Nethercott
Planner for Julius Bahn