Atelier 17 Ltd, 28 Southleigh, Bradford On Avon, Wiltshire, BA15 2EQ – t. 07841679591



Design and Access Statement

IN SUPPORT OF A

Full Planning Application

AT

Seymour House, Edington, Westbury

prepared by

Atelier 17 Ltd

November 2023

Revision 00

CONTENTS

1.0 Submission

2.0 Introduction

3.0 Location and Context

4.0 Existing Building

5.0 Planning History

6.0 Use

7.0 The Proposals

8.0 Highways

9.0 Heritage Impact

10.0 Conclusion

Appendix 1 Internal Photographs

Appendix 2 External Photographs

(Cover – Aerial photograph of site and context)

1.0 SUBMISSION

This Design and Access Statement should be read in conjunction with the following drawings and documents as submitted.

Application fee (under separate cover)
Application Forms
Architectural Drawings:

A17 22 45 P101 -	Location Plan
A17 22 45 P102 -	Existing Block Plan
A17 22 45 P103 -	Existing Floor Plans and Elevations
A17 22 45 P104 -	Proposed Floor Plans and Elevations

Design, Access and Heritage Statement

2.0 INTRODUCTION

This document has been prepared by Atelier 17 Ltd on behalf of the expectant family owners of the overall site and is to accompany a submission for Planning Permission in relation to the change of use of an existing outbuilding into a domestic annex.

.

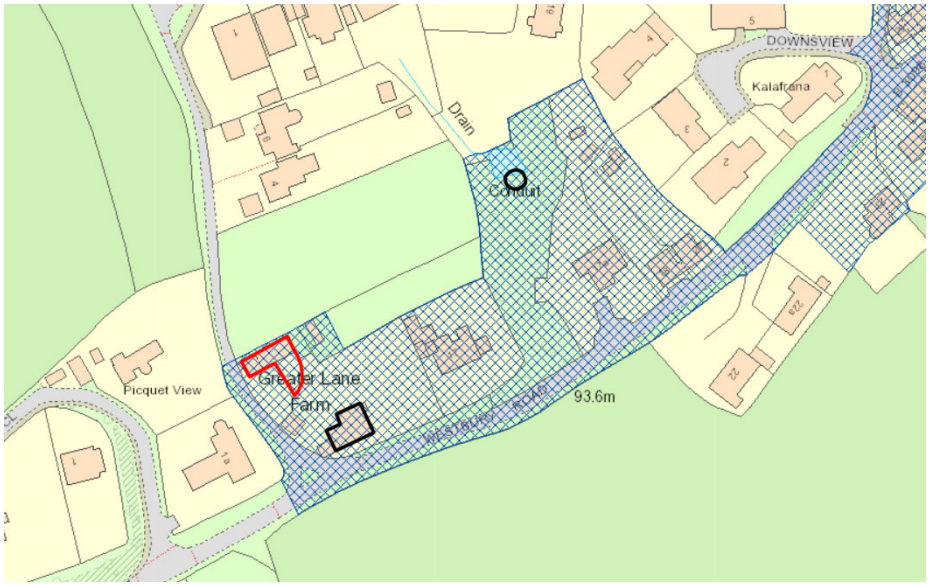
3.0 LOCATION AND CONTEXT (see figure 1 below)

The property is located in the eastern edge of Edington, a small village approximately 3 miles to the east of the Market Town of Westbury. The building in question forms part of an ensemble single storey buildings which were once part of the farm outbuildings associated with Great Lane Farm. The building along with the land to the north was recently the subject of an application for a new dwelling which was Approved. The construction work associated with this is now substantially complete.



Seymour House under construction

.



Location Plan (Site outlined in red / Black Outline – Listed Building.

Greater Lane farm is a Grade II Listed Heritage Asset and the location of the outbuilding is on the edge of the Conservation Area.

4.0 EXISTING BUILDING, ANNEX AND GARDEN

In relation to these proposals, the property is fully described on the submission drawings A17 22 46 P102 and P103, along with the photographs contained the Appendix 1 & 2 of this document..

The original building is small single storey building, broadly rectangular in shape but narrower at one end. The external walls are single skin blockwork finished in render and painted timber cladding. The roof has a cut timber structure which originally had a sinusoidal sheet roofing. The recent maintenance works undertaken as part of the building work for the main building to the north, has seen the render being replaced and

the sinusoidal sheet roofing replaced with interlocking clay tiles. Along with new fascia's and guttering.

5.0 PLANNING HISTORY

There are no recorded planning events which relate directly to the building which is the subject of this application.

6.0 USE

The building has generally been used for adhoc storage since the farm has ceased to operate as an ongoing productive and viable farm. The use is therefore considered to be residential ancillary. In this respect, the use class will not change as part of the proposals.

7.0 THE PROPOSALS

The proposals are described in principle on the submitted drawings A17 22 45 P104 .

The principle of the development is to convert the outbuilding into a self contained one bedroom annex.

Following the recent refurbishment of the building, the only proposed works to the external envelop is to infill the existing structural openings with windows and doors.

As part of this, no major structural works were undertaken and the building was and remains in a structural sound state of repair and forms the shell of a structure which is entirely capable of conversion into ancillary residential accommodation.

8.0 HIGHWAYS AND ACCESS

Whilst the proposals do not increase the quantum of development in terms of floor area, it has the potential to increase the amount of traffic entering the site. However it does not need any modification to the existing situation and there is more than enough space to provide additional parking onsite adjacent to the building with ingress and egress in forward gear as illustrated in the submitted drawings.

9.0 HERITAGE ASSESSMENT.

As the building is not intrinsically of historic importance being of modern construction, the works required to convert the building have no impact on the setting of either the Listed Asset or the Conservation Area.

Retaining the existing building volume and reusing the existing structural openings which are far from typical of a domestic dwelling allows the structure to visually retained its origin as an outbuilding in the context of the original farm setting.

Furthermore, the entire site and surround buildings are now residential in use. And so repurposing the existing structure from adhoc residential storage to a residential annex has no impact on the heritage assets.

10.0 CONCLUSIONS

The works as proposed in this application have been carefully considered in relation to the site and relevant local and national policies. The proposals are considered to constitute an appropriate form of developing and repurposing this small building which will otherwise continue to be a redundant structure under its current use.

Atelier 17 Ltd

December 2023

Appendix 1 Internal Photographs









Appendix 2 External Photographs









