Church Mill House Barn Rebuilding

Design, Access & Planning Statement

Church Mill House, Chirton Devizes SN10 3QX



Prepared by Mark Ellerby Architects, January 2024

for Mrs Andree Hansen

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1 Introduction

This design and access statement is submitted on behalf of Mrs Andree Hansen in support of a Householder Planning Application for the creation of a replacement outbuilding ancillary to Church Mill House Chirton.

The application is indentical to a similar and successful application made in 2008 (and renewed 2011) to Kennet District Council , which have now expired. The design and circumstances have not changed.

This is a further renewal of the existing permission sought in 2020 and approved in 2021

20/10349/FUL - Patney Weir, Church Mill House ; Approved 18 January 2021

Document Structure

The structure of the Design & Access Statement document is based upon the guidelines published by DCLG Circular 01/06 (as amended March 2010) and CABE.

The Statement is structured as follows:

Assessment

A description of the site, the context and an assessment of the site's wider and immediate context.

Involvement

A summary of dialogue undertaken.

Evaluation

A summary of the evaluation of the information gathered as part of the assessment stage.

Design

Presents the design proposals with reference to the assessment, involvement and evaluation information collected. It also summarises the access issues as integral components of the scheme's design.

This document refers to other documents submitted with and forming part of the Planning Application.

The Design and Access Statement must be read together with those documents. All information remains Copyright of Mark Ellerby Architects.

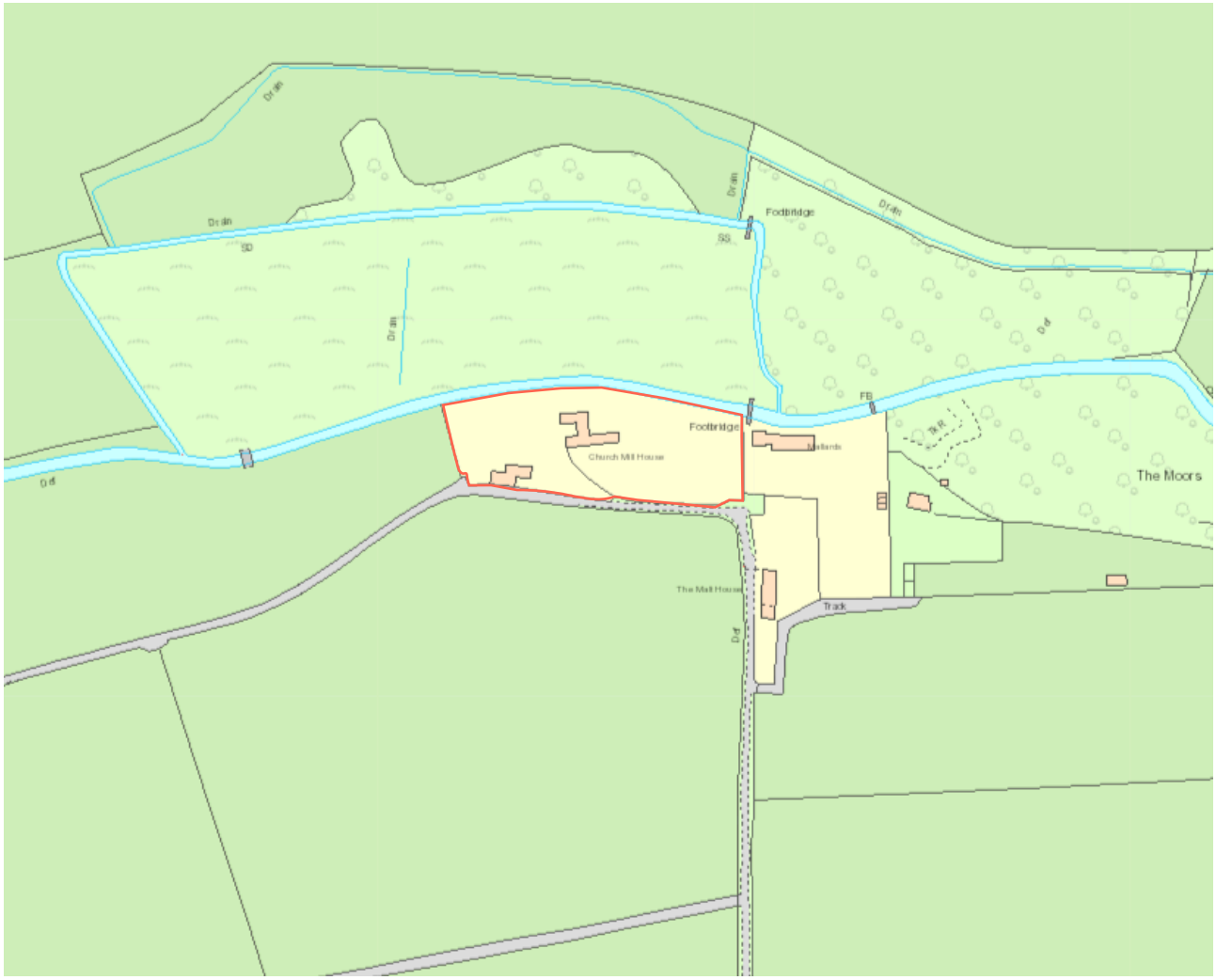
02 Assessment

02.1 Site Location

Site Address: Church Mill House, Chirton, Devizes SN10 3QX

The Barn is just south west of the main house

NGR SU 07996 58233
Application Site Area: 5887.6 m2 (0.5887 HA)
Local Authority: Wiltshire Council
Parish: Chirton, Wiltshire.



Wiltshire Council Planning Search Map

Extract from the Wiltshire Council Planning search map identifying the site within the wider area context.



Site Location Plan 1 1250

Extract from an OS map showing the location of the Barn.

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02.2 General Description:

Planning permission was granted in 2008 by Kennet District Council (K/58758/F) with a renewal in 2011 (E/11/0623/FUL) for the replacement of a derelict barn at Church Mill House, Chirton, Wiltshire. The scheme was to replace the building with a brick built replica building to contain an artists home studio space including kiln, workshop area and upper gallery space.

The project was never completed at the time and my clients have instructed Mark Ellerby Architects to resubmit the same proposals to renew the permission for a second time.

The barn, which has deteriorated further, stands alongside an access lane to the south of the main house. The barn sits into a bank with hedge planting and some trees and the building itself is considerably overgrown.

The proposals are identical to the originally approved scheme.

02.3 Physical Context - Photographs

The following photographs were taken October 2020 and describe the site. The condition is similar in 2023.



1. The Barn from the north east shows how ivy and other plants have invaded the structure. The roof is sagging considerably and is unsafe.



2. The Barn from the entrance driveway showing relationship with the main house.



3. The Barn from the garden looking south west.



3. Gable wall of Barn

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4 & 5. Main roof area of barn showing increased level of decay and open to weather.

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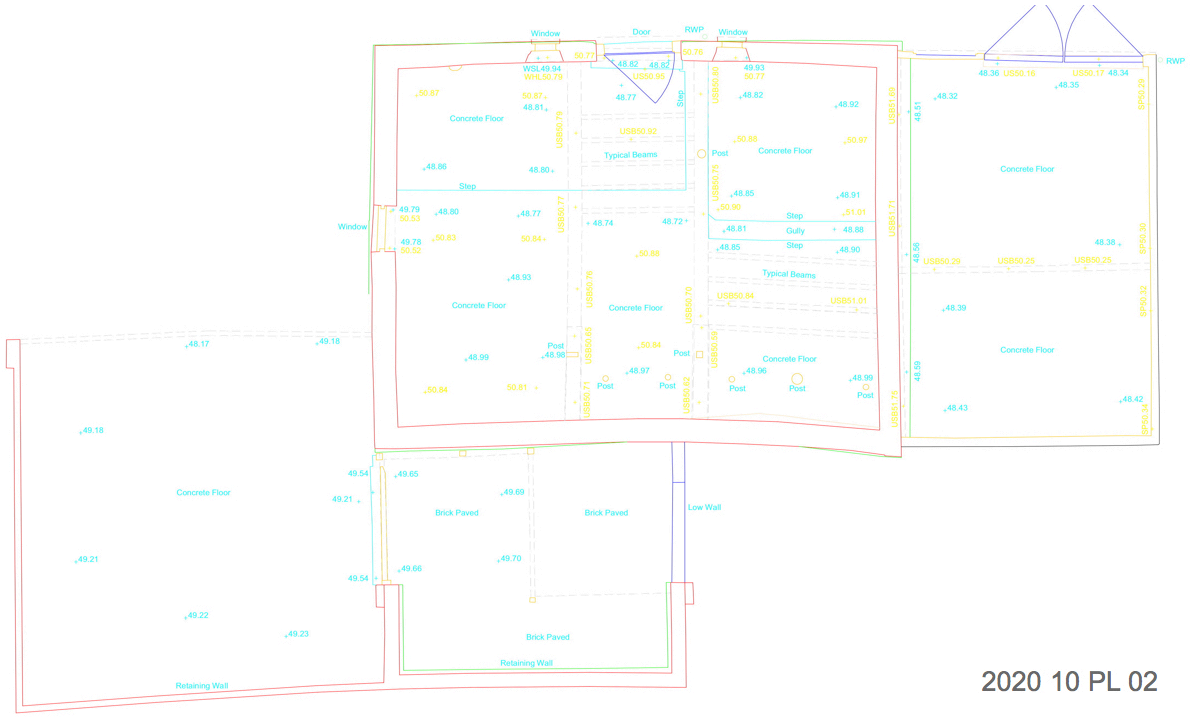
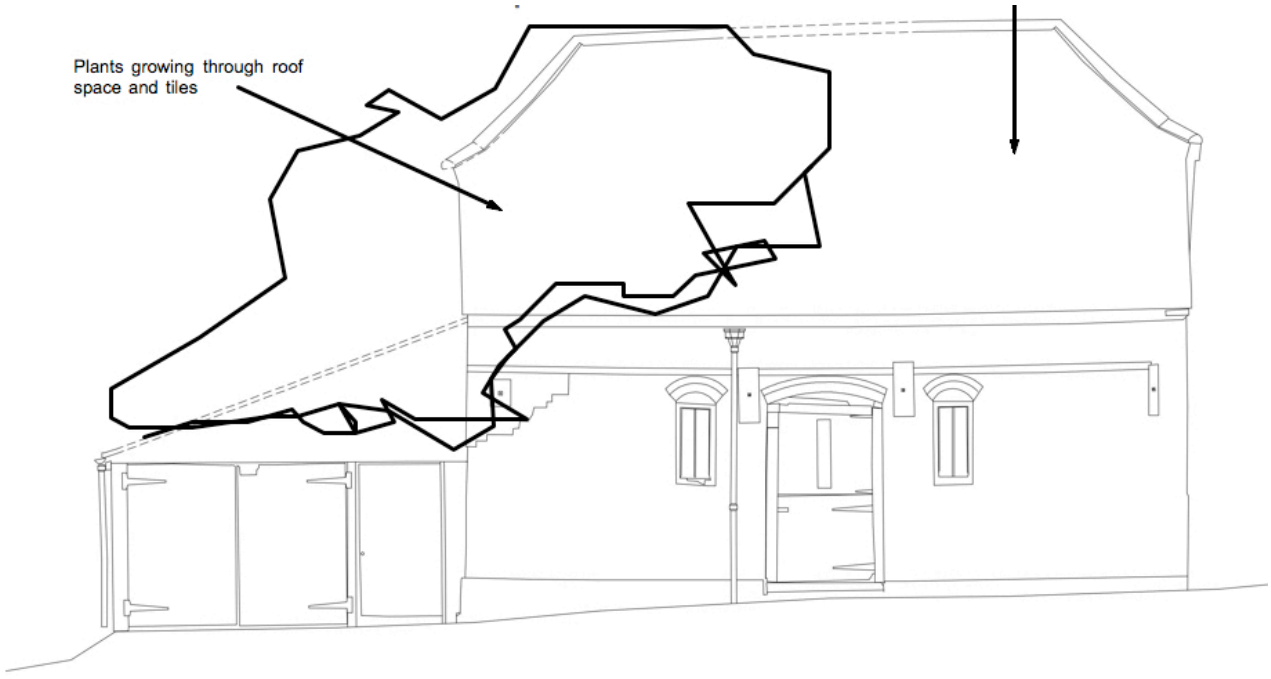
02 Survey

The building was the subject of a measured survey in 2008. These drawings are included with the application but the structure has deteriorated considerably since then.



Survey Layout



Survey North Elevation

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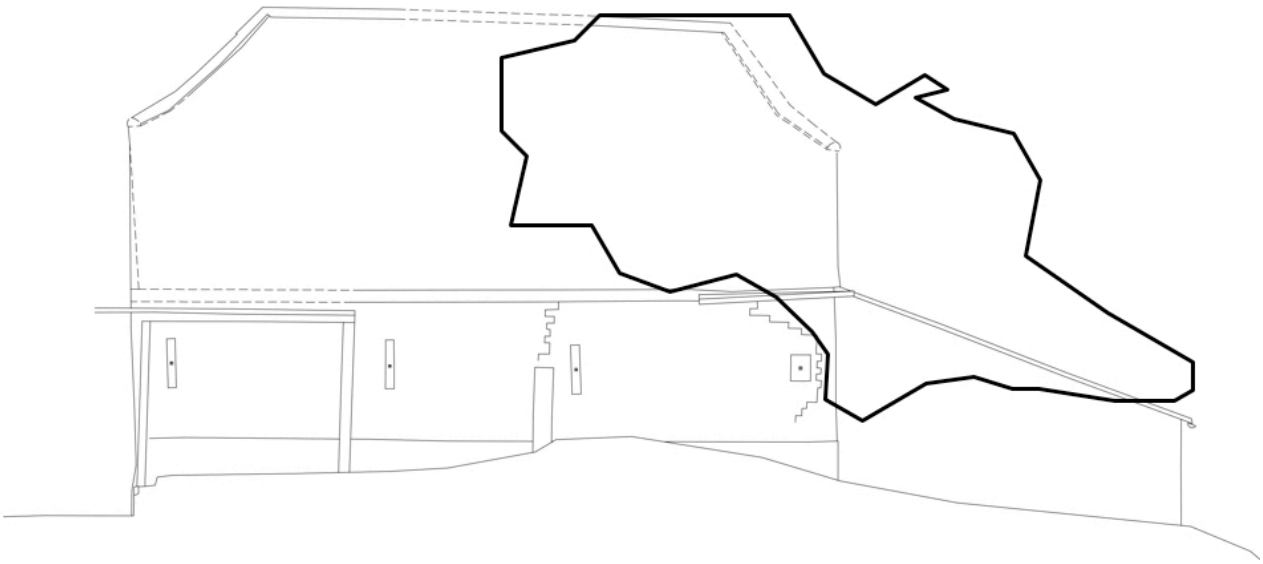
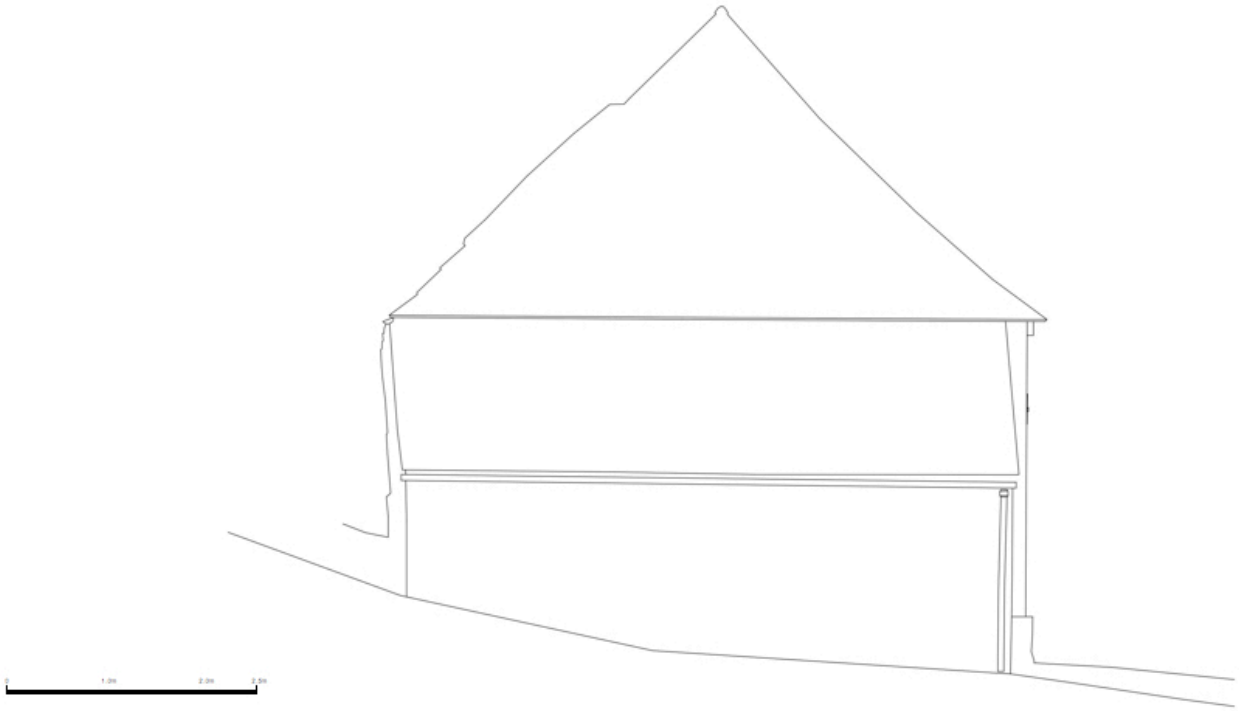


Survey South Elevation



Survey East Elevation

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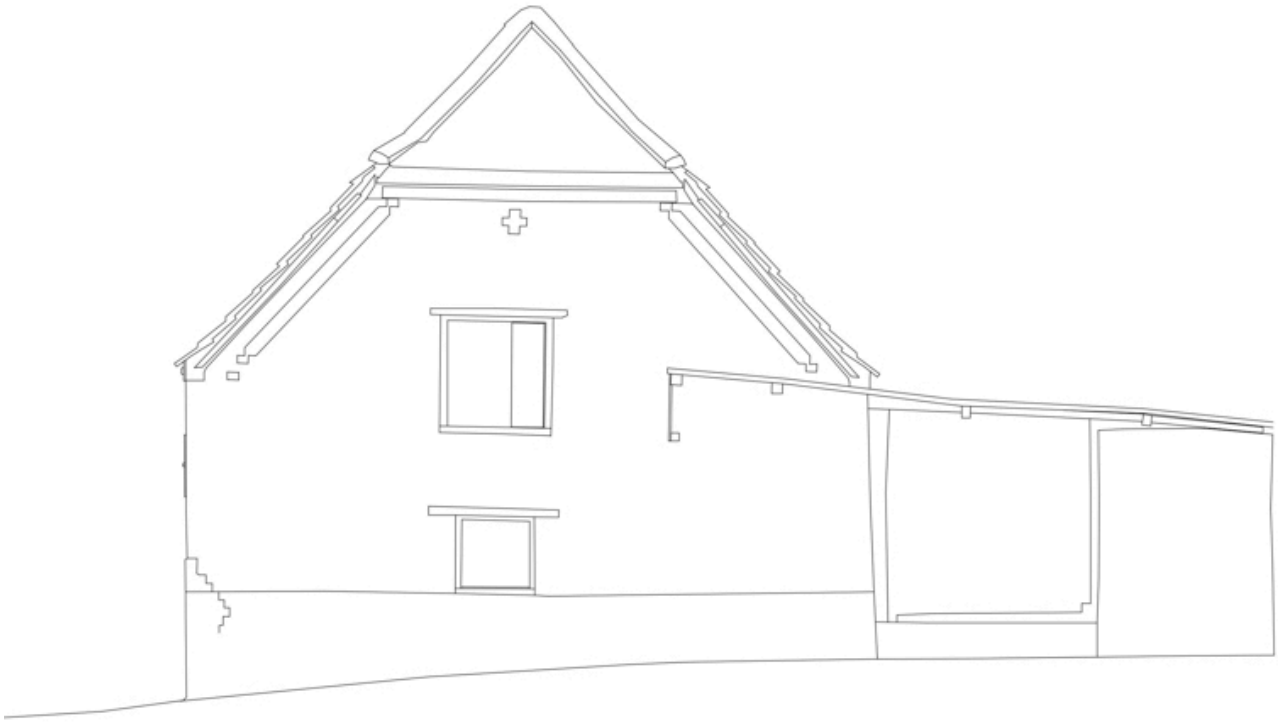

Survey West Elevation

03 Client Brief

The clients brief is to replace the existing building with a replacement that matches the style and form of the building but creates new and useful spaces as an artists studio.

The designs are identical to those previously approved.

The Ground Floor footprint (Gross External Area) is 121.0m2 and the Gross internal areas (GIA) are 105.0m2 Ground floor and 42.8m2 First Floor giving a combined gross internal floor area of 1467.8m2.

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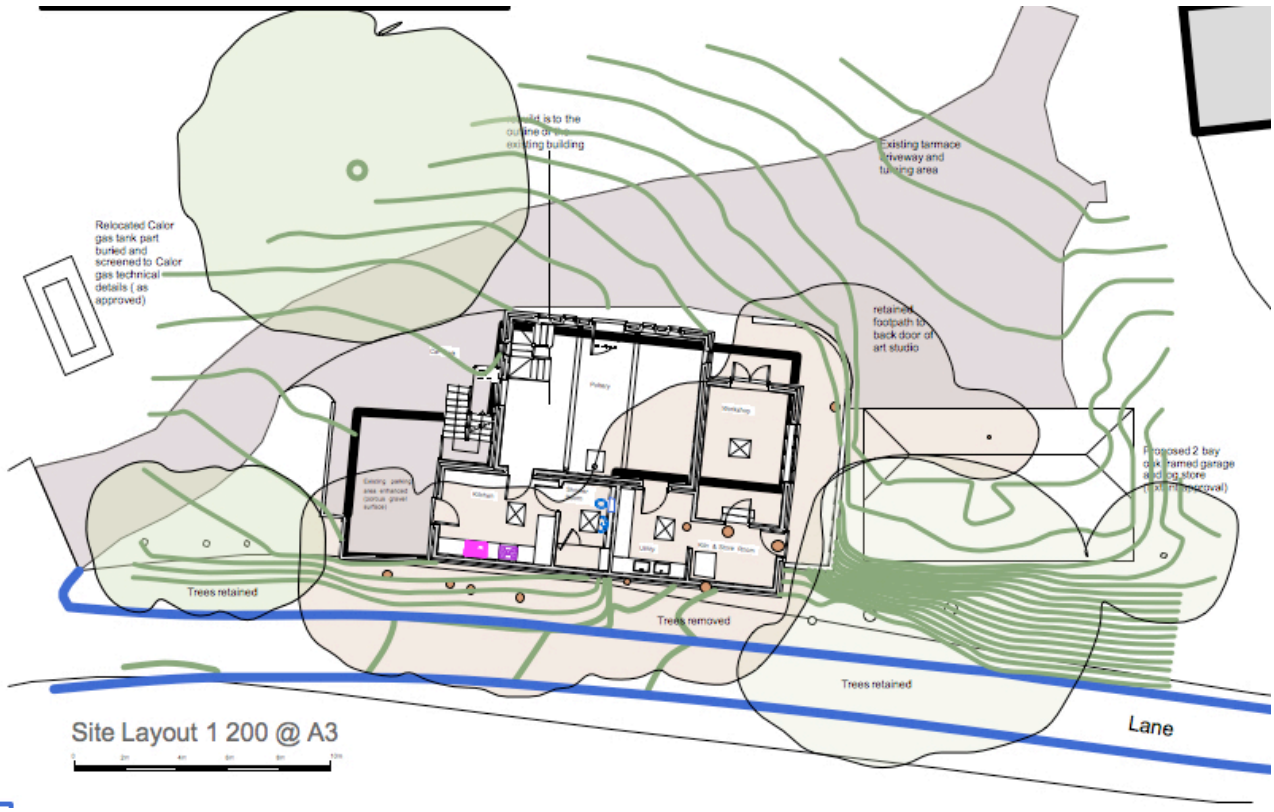
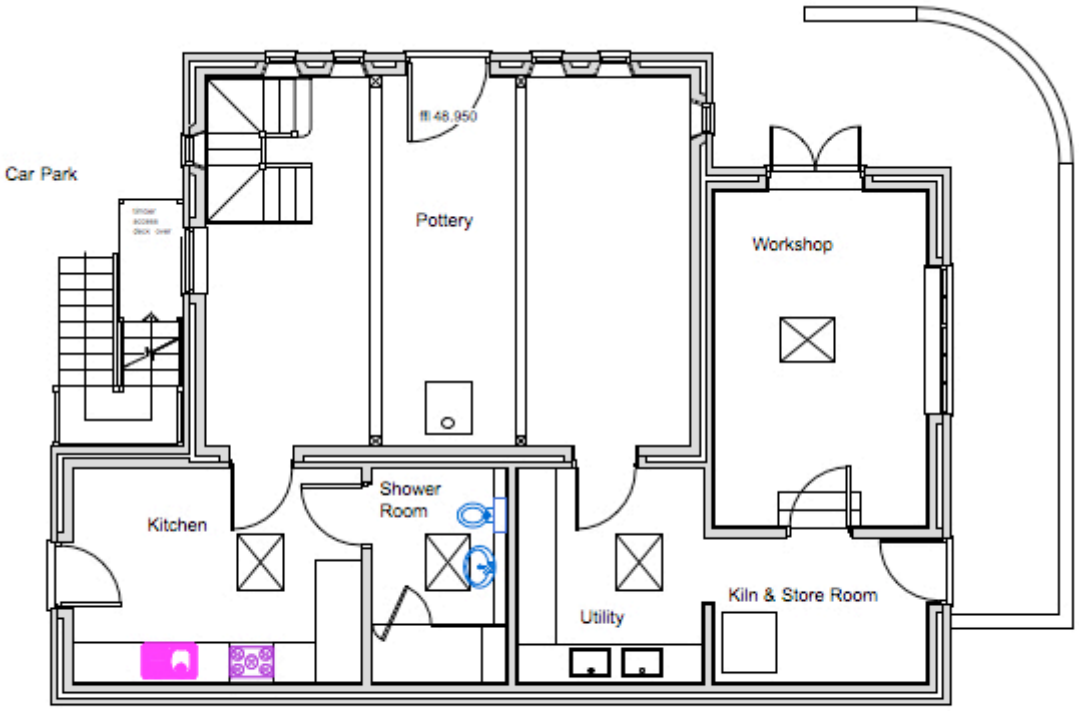
04 Design Proposals

04.01 Layouts and Elevations





Proposed Ground Floor Layout 1 : 100 @ A3

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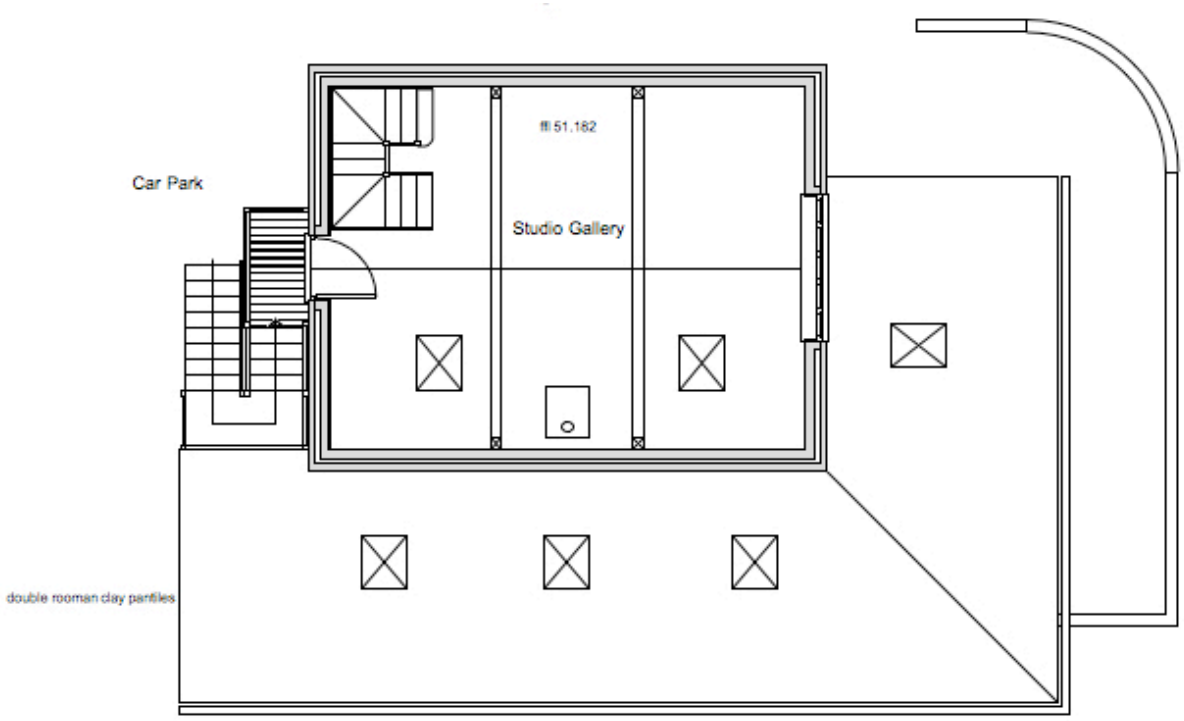
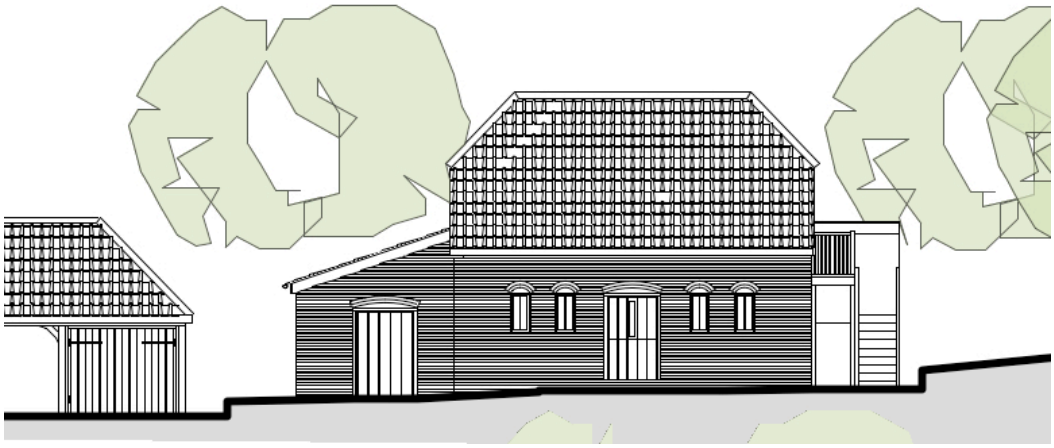


Proposed First Floor Layout 1 : 100 @ A3



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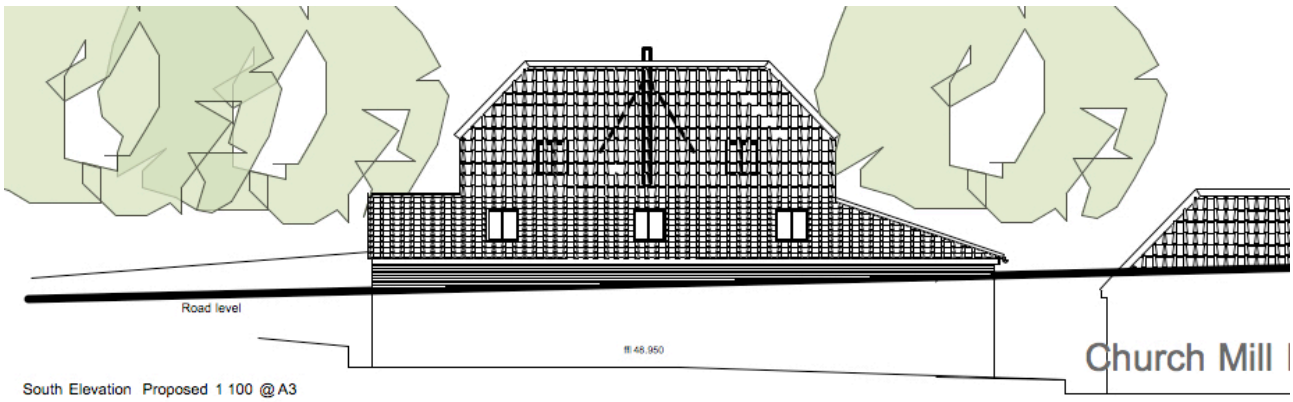
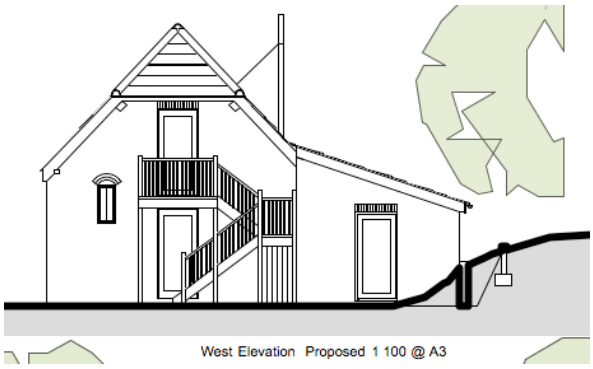
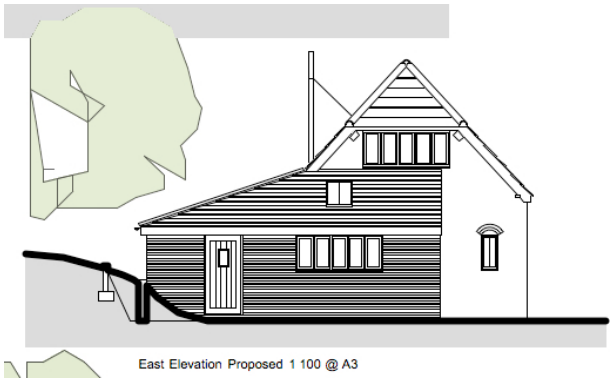


South Elevation Proposed 1 100 @ A3



West Elevation Proposed 1 100 @ A3



East Elevation Proposed 1 100 @ A3

4.02 Design considerations

The existing building had a charm and quality the the client was keen to retain but is sadly beyond restoration.

The replacement building as previously approved is a traditionally built masonry structure reusing the existing bricks where possible and replicating with a quality matching local brick where required. Similarly the roof will reuse the double roman pantiles with sourced second hand tiles from reputable reclamation supplier.. Windows and joinery are to closely match the existing details. New openings and roof lights will be of a traditional pattern

A stainless steel twin walled flu will serve the wood fired stove situated in the first floor gallery space.

Internally the roof is a green oak structure.

From a sustainability consideration, existing materials will be salvaged wherever possible and responsibly sourced where this is not possible. Heating will either be via the wood fired stove/boiler or using an air source heat pump or similar electrical heating system.

The construction may use an internal timber frame as an alternative to concrete block skin, to enable a better internal energy performance and to comply with much more stringent energy criteria within the building regulations subsequent to 2008. The use of timber is also a more sustainable selection than use of concrete.

The building will connect to the house main foul drainage system and water run off from the roof will run to soakaways within the main lawn. (The existing roof currently has no working gutters and drains onto the hardstanding and driveway areas.)

05 Involvement & Constraints

05.1 Ecology

The site is maintained as a regularly mown area of grass bounded by trees. There are no known issues relating to wildlife on the barn site.

The barn was surveyed for Bats as part of the original application. It was deemed to be an unlikely roost site and indeed the survey showed no bats present within the building and this was felt to be likely due to the dilapidated and open nature of the structure. The building has declined substantially since that investigation making it a less likely habitat than previously.

There is no evidence of owl or other birds nesting within the structure. A number of seedling and other trees that have overgrown the original structure will require removing. These are indicated on the Site Layout drawing.

05.2 Flood Risk

The barn lies within Flood Zone 1. There is no flood risk. Whilst the building is in proximity of the river Avon, the main house itself is closer to the river and the barn is at a higher contour level. The barn site is outside of Gov floodplain mapping and the garden has not flooded within memory. NO Flood Risk Assessment has been prepared and this was accepted in all previous Planning Applications.



05.3 Heritage

The proposals fall outside of any area of historical interest.

05.4 Air Quality

An air quality assessment is not required.

05.5 Drainage

Foul drainage works are proposed and will link to the existing domestic system. Current rainwater goes straight to ground. New rainwater system will drain to soakaways within the greensand.

05.5 Contamination

No contaminated ground has been identified, The site was formerly allotments.

05.5 Landscape

The site lies within the AONB but was previously considered to have no impact on the landscape setting.

06 Planning Statement

06.1 Overview

Chirton, within the context of Wiltshire Core Strategy is identified as a small village but with no settlement boundary. The house and barn lie away from the main village areas.

We are not aware of any changes to planning policy that have changed significantly since the previous approval was granted

The intention of replacing a small rural building as ancillary to an existing house is generally supported by design policies and in particular the new scheme will comply with the increased attention to sustainability criteria and also Design quality. The facility will also enhance the opportunity of live work arrangements and home working which is pertinent in the current climate.

Generally the design should comply with the general requirements of the NPPF as well as the adopted Chirton and Connock Neighbourhood Plan.

07 Design Justification

07.1 Outline Development Statement

The designer has worked closely with the client to produce a quality design for a replacement building.

07.2 Use
The proposed use is an enhancement of the current dilapidated building and makes good reuse of a previously used site.

07.3 Amount
The proposed building is retained at the the same size as the existing footprint

07.4 Layout
The layout follows the previously approved scheme and the general arrangement of the original outbuilding.

07.5 Scale
The design and scale of the are entirely subservient within the landscape and replicate the existing building.

07.6 Landscaping & Trees
The context of the scheme has been previously described. A number of trees that have grown into he building area will be removed.

During site construction, all appropriate measures will be taken to ensure that retained trees are protected and works have no impact.

07.7 Appearance
The design uses matching local materials to as far as possible replicate the previous outbuilding.

07.8 Sustainability Statement
The sustainability aspects of the scheme have been previously described.

07.9 Highways, Traffic and Travel
There are no highways or travel implications

08 Drawings

2020 10 PL 01	Site Location Plan	1 1250	A3
2020 10 PL 02	Existing Floor Layout Survey	1 50	A3
2020 10 PL 03	Existing Elevations Survey	1 50	A3
2020 10 PL 04	Existing Elevations Survey 2	1 50	A3
2020 10 PL 05	Proposed Plans and Section	1 100	A3
2020 10 PL 06	Proposed Elevations	1 100	A3
2020 10 PL 07	Site Layout	1 200	A3
2020 10 PL 08	Site Survey	1 200	A3
2020 10 Doc 01	Design and Planning Statement		A4

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Paul Darby
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5th July 2011

Dear Mark,

Re – Potential bat roost at the Barn, the grounds of Church Mill House , Chirton.

I visited the Barn at Church Mill House on 4th July 2011.
I looked for bats and signs of bats in the same manner as I had in Oct. 2007.
(Please refer to original report from that time)

Since 2007 there have been no changes to the barn, apart from the roof being in a rather more dilapidated state than it was in 2007.
My observations were the same as in 2007 and indicate that it is still unlikely that bats use this building as a roost site.

I hope that this is of help

Yours sincerely,

Paul Darby

Bat Licence No 20112100

cc Andre Hanson

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