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REF : **1267**
DATE : **15/01/2024**

DESIGN AND ACCESS STATEMENT

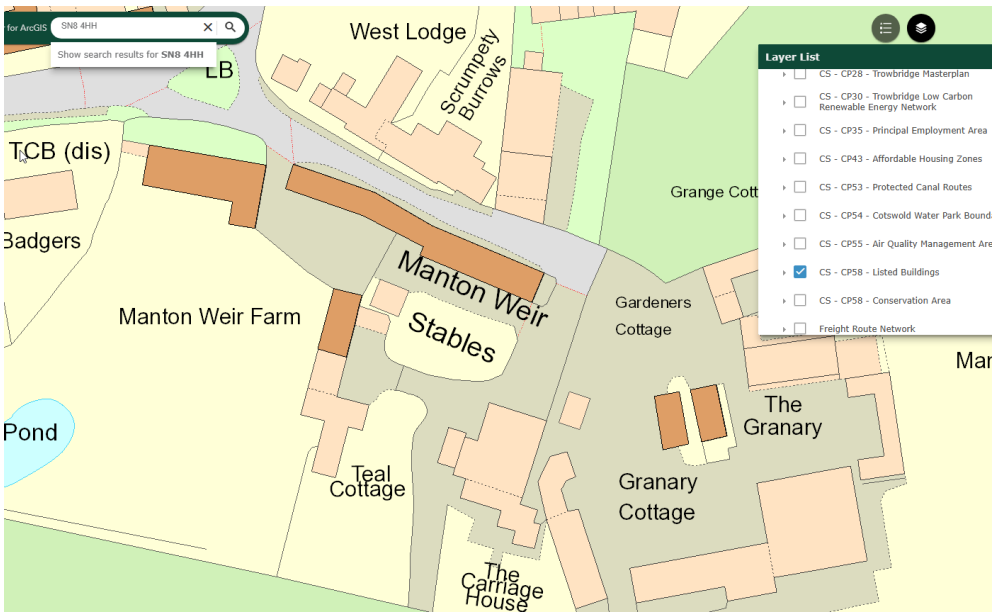
Teal Cottage, High Street, Manton, Marlborough, SN8 4HH

1 INTRODUCTION

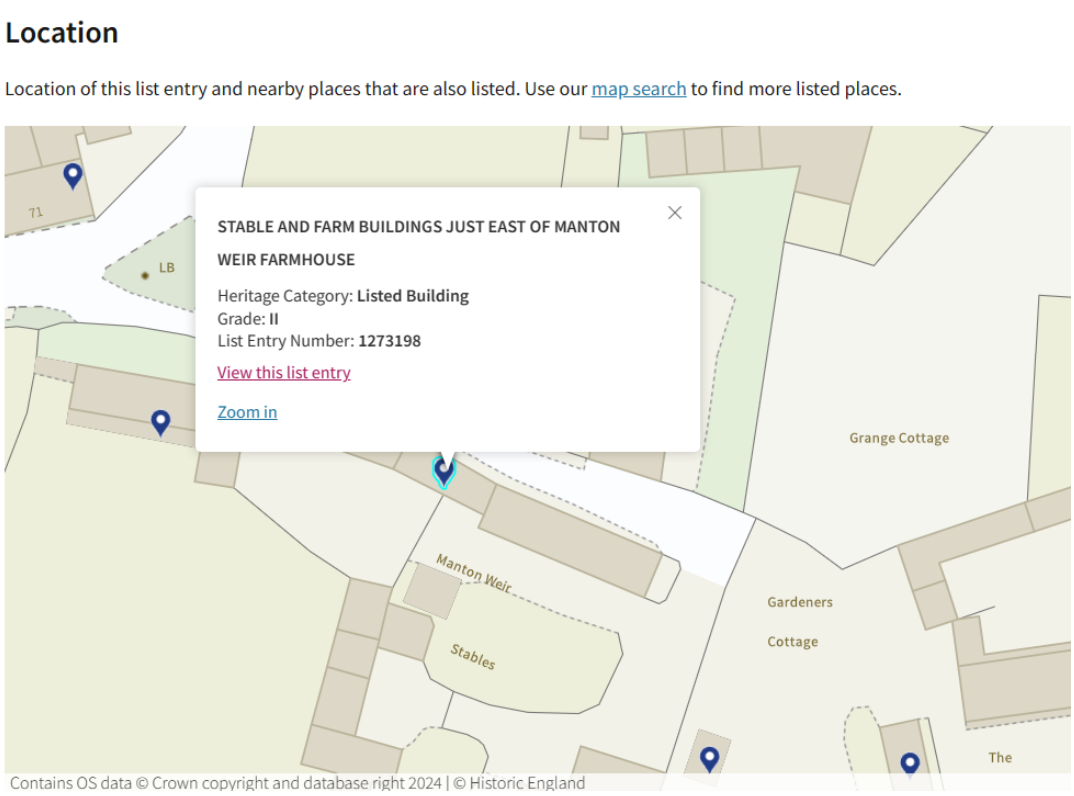
1.1 Teal cottage is a converted single storey house set in Manton Weir Stables off Manton High Street.

1.2 Teal cottage is itself not listed, but adjacent buildings are.

Ref map showing listed buildings from Wiltshire Council Planning Web-site.



Ref map showing listing from English Heritage



1.3 The listing for the nearby buildings is as follows:

Heritage Category : Listed Building

Grade : II

List Entry Number : 1273198

Date first listed : 21-Oct-1974

List Entry Name : STABLE AND FARM BUILDINGS JUST EAST OF MANTON WEIR FARMHOUSE

Statutory Address : STABLE AND FARM BUILDINGS JUST EAST OF MANTON WEIR FARMHOUSE, MANTON HIGH STREET

2 BRIEF

2.1 The brief is two-fold:

2.1.1 To convert the existing garage to a habitable space containing a guest suite

2.1.2 To provide a workshop in the garden

3 PROPOSAL (1)

3.1 The proposal is to construct a small link extension between the house and the garage. The floor area for this small extension is to be 1.8m x0.9m

3.2 The extension is to be of a timber frame

3.3 The extension will have treated vertical cedar cladding that will weather naturally.

3.4 The garage will be re-clad to match

4 PROPOSAL (2)

4.1 The proposal is to construct a small workshop in the garden.

4.2 The workshop will be clad in the same cladding as the garage conversion and link extension.

4.3 The workshop will be a mono pitch design.

4.4 The floor area of the workshop will be 16.5m^2

5 Impact

5.1 The proposed extension is minimal. There is no impact to the surrounding area. The existing garage is of a sound construction and of a good size to convert.

5.2 The workshop has been designed to minimise the impact on the area, kept to a reasonable size / bulk and has taken into consideration all neighbouring properties.

5.3 The materials of the separate elements will connect visually creating a theme.

6 Access

6.1 No changes are to be made to the existing vehicular and pedestrian access.