

DESIGN STATEMENT

Design Statement

Proposed Conversion of
Outbuilding into Habitable
Accommodation at:

Coggswell
Tytherton Lucas
Chippenham
Wiltshire

Mr Jack & Mr Dailami

AA.24.45

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Introduction:

This Design Statement has been prepared by Armstrong Architecture on behalf of our clients Mr Jack & Mr Dailami, to support their application for Planning Permission and Listed Building Consent for the proposed conversion of an outbuilding into habitable accommodation at Cogswell, Tytherton Lucas, Chippenham, Wiltshire.

The Site:

Located in the Hamlet of Tytherton Lucas, the outbuilding subject to the applications is known as the 'The Stable at Cogswell' and is a Grade II listed outbuilding which lies within the curtilage of Grade II Listed house; Cogswell. Cogswell dates back to the 16th Century and was granted listed status on 25th November 1987 under list entry number 1199394. The outbuilding was also granted listed status on 25th November 1987 under list entry number 1022444.



Image: Google Maps aerial image. Application building circled in red.

The Application Building:

'The stables at Cogswell' is a former agricultural building, with the form of a traditional 1.5 storey stable, with a hayloft door in the front gable to the first floor, and several ground floor openings at various aperture sizes. Assumed to be later additions, there is a projecting side wing which serves as a car port, and a timber framed and clad lean-to to the rear of the building.



Image: North West & North east elevations, visible from public highway.



Image: North East elevation. Garage element, approved in 2004.



Image: South West and South East Elevation. Timber lean-to element.

Existing Materials:

The building has been constructed mostly from traditional materials, but there is evidence of some modern additions, presumably installed during repair work over the years. The walls are constructed from random rubble natural stone, the roof is a mix of a traditional clay double Roman tiles and a more modern Redland Renown concrete tile, The doors and windows are both painted white timber, and finally the gutters and downpipes are black UPVC – again a modern addition.

Existing Use:

The outbuilding currently has a mixed use of a domestic workshop, car parking and storage.

It should be noted that whilst the existing roof structure could be considered suitable for habitation by bats, no evidence of roost or droppings were found on careful inspection and survey the building. It is considered that owing to the structure being in almost daily use as a domestic workshop, the conditions for potential habitation have not been met.

Planning History:

The curtilage of Cogswell has been subject to several Planning Applications and Listed Building Consent Applications over the years, the most recent of which being the "Replacement of modern single-storey dining room", which was approved in 2003. However, the application building itself has only been subject to 1no. Listed Building Consent application, for "Internal and external alterations and demolition of existing outbuildings and erection of double garage", which was approved in 2004.

The building is generally in a good state, the original walls and roof structure are mostly intact, there is evidence of weathering to some of the external treatments such as the timber cladding, roof cover and windows.

The Proposal:

The application seeks to convert the Outbuilding into ancillary accommodation. The modern concrete block work walls of a previous stable conversion will be demolished, then a reconfigured layout plan will comprise a principle bedroom with en-suite, a bathroom and open plan kitchen, living and dining area. The reception area is also proposed to have a spiral staircase which will serve a first-floor mezzanine bedroom. The timber lean-to element to the rear will be demolished and re-built to house a Utility room and sauna / shower area. Finally, the existing carport area will be converted into a home gym.

The proposals intend to utilise existing window openings, by replacing and repairing existing windows, and in some cases inserting new glazing into the openings. Windows are proposed to be set back into the window reveal as to limit the impact on the historic fabric. The only new window openings proposed are to the rear of the modern garage and the new timber frame lean-to structure, no new openings will be formed in the historic fabric of the building. The windows are intended to be slim

profile Crittall style which is are of high quality and limit the impact on the original building.

The proposal's impact on the external appearance of the building is considered to be limited, the original timber doors will act as shutters for the new glazing and any repair work to cladding will be replaced like for like and left to silver as per existing. The proposal seeks to retain the clay double Roman tiles and in addition replace the modern concrete tiles for clay double Roman tiles, which is seen as much more appropriate roof covering to the grade II listed building.

Internally it is intended to retain and pay homage to as much as the original structure as possible. This will be achieved by leaving many of the original elements exposed, such as floor joists, roof timbers and stonework where possible. Sensitive construction methods will be used to install any insulation to have the least possible impact on the original structure.

Planning Policy

National Policy: The proposal is consistent with the National Planning Policy Framework (NPPF) which supports the efficient use of land and the reuse of existing buildings where the change respects the local character and contributes to sustainable development. The NPPF's objectives on good design, conserving the historic environment and promoting sustainable transport are all relevant considerations.

Local Policy (Wiltshire Core Strategy): Relevant Core Policies include the settlement strategy and rural development approach (CP1/CP2), the principles relating to the re-use and conversion of rural buildings (CP48—setting out circumstances in which conversion to residential use may be acceptable), and design and place-shaping expectations (CP57). The proposal seeks to meet these policies by re-using an existing building, preventing urban sprawl, using sensitive design and materials, and incorporating sustainable measures expected by Wiltshire Council.

Neighbourhood Plan: The Chippenham Neighbourhood Plan (made May 2024) forms part of the Development Plan for the area. The proposal has been designed to respond to local design guidance and specific neighbourhood policies on design, landscape and the protection of local character and heritage. The submission includes a design approach aligned with the Neighbourhood Plan's emphasis on high-quality design and conservation of local identity.

Conclusion:

The proposed conversion of the outbuilding at Coggsell to habitable accommodation is a carefully considered adaptation that prioritises reuse and repair, respects the rural and historic character of the site, responds to local design guidance, and delivers a sustainable, low-impact form of development. The proposal is consistent with the NPPF, Wiltshire Core Strategy policies (including CP48 and CP57) and the Chippenham Neighbourhood Plan, and includes appropriate measures for access, parking, landscaping and energy efficiency. The application package contains the necessary plans and technical information to enable the Local Planning Authority to determine the proposal.