

DESIGN AND ACCESS STATEMENT

For

The Replacement of

Existing Domestic Storage and Workshop Buildings

With

A Combined Domestic Storage and Workshop Building

Incorporating

A Garden Room

At

“The Cottage”

Ashley Stud

SN13 8AN

For:-

Jennifer H Jenkins

EXISTING SITE:-

Once part of a development between Ashley Lane to the south and the A4/GWR tracks to the north, “The Cottage” has been an independent dwelling for some time. The dwelling stands on a plot surrounded by Ashley Stud, Ashley Lodge Farm and Linhay Cottages.

The area of land for the proposal is at present occupied by a solid “block” of three buildings, these being:-

A large, pitched roof building of some 121 square meters at present used as a domestic/hobby workshop and store, incorporating the existing equipment for the transfer of the present biomass heating system’s output to the adjacent dwelling.

A smaller curved roof building of some 58 square meters at present used for domestic/garden storage.

A garden “lodge style cabin” of some 20 square meters.

Together these buildings have a volume of some 495 cubic meters.

The site is within a National Landscape area and Greenbelt.

The buildings are located in the southeast corner of the garden and built against the embankment, which rises to the present access track running west to east along its crest.(image no.4)

At present hardcore exists across the western side of the buildings (leading from the car parking area) and as a two meter wide strip across the northern side. (See images 2 and 3)

HISTORY:-

When the present group of buildings were regarded together as part of the property adjacent to the grounds of “The Cottage” it and the building to its east were part of an application (N/12/04075/CLE) to regularise all of these buildings as combined Domestic and B8. Shortly after this the current application group of buildings and their associated land were transferred to the ownership of “The Cottage” and the remaining buildings to the east were changed to “Holiday Let” under 18/06991/FUL and 20/09197/FUL. The application block of buildings remained in their domestic use as part of “The Cottage”

USE:-

The proposed building will replace the current buildings and retain their present domestic use.

APPEARANCE:-

The current, rather “dilapidated” buildings present an unattractive feature within the garden and the proposal intends to replace them with more rational, low profile building, combining the functions of the present buildings with a “unified whole”. Part of the intention is to relocate the “Garden Lodge” accommodation

from its present and inconvenient location in a back corner of the group, (Image 7) to the northwest corner where it will have views over the garden. A sedum covered flat roof will be placed over walls presenting natural ashlar Bath stone.(Image 7 includes some pallets containing the second-hand ashlar at present on the site for this use) The rear elevation will be of cream render. The doors will be of natural timber and the windows to the Garden Room will be of glazing set in anthracite powder coated aluminium frames.

The roof will have extended overhangs, which will enhance the low profile appearance of the “whole” and provide eaves to accommodate downlighters within the fabric of the building, lighting the building itself but not the garden. (3208/2A detail)

SCALE:-

As with the present buildings, this will remain completely domestic.

AMOUNT:-

As stated elsewhere in the Statement, there will be a reduction in the size of the footprint from 199 square meters to 170 square meters and a volume adjustment down from the existing 521 cubic meters to 510 cubic meters.

LAYOUT:-

The proposed building will have a more rational layout , placing the various storage rooms in their correct relationship with the garden area. It will have its footprint moved about 1m into the garden beyond the present store/workshop, but as this is currently a hardcore surfaced area no biodiversity will be lost.

ACCESS:-

Essentially remaining the same as at present, disabled access will be greatly improved by the replacement of the steps which exist as access to the Lodge.

LANDSCAPING AND SUSTAINABILITY:-

No alterations are proposed to the current surrounding landscape and the footprint of some 170 square meters will be less than the 199 square meters at present occupied by the current buildings, rendering a Biodiversity Net Gain report unnecessary.

A Bat survey/report has been carried out and is attached to this statement.

The unified appearance of the proposed building and its smaller footprint and volume will have a reduction in any impact on the National Landscape area and Greenbelt