

2543 Lictum Springs - Design & Access Statement 10.2025

Revision: A

Site Address: Lictum Springs, Ranch House Farm, Bath Road, Colerne, SN14 8AT

Application Type: Householder application

Client: J Mordaunt (Applicant and Property owner)

Agent: Mitchell Eley Gould Architects – POC – Kris Eley / Ross Startin

This report is intended to be read in conjunction with all application drawings and documents.

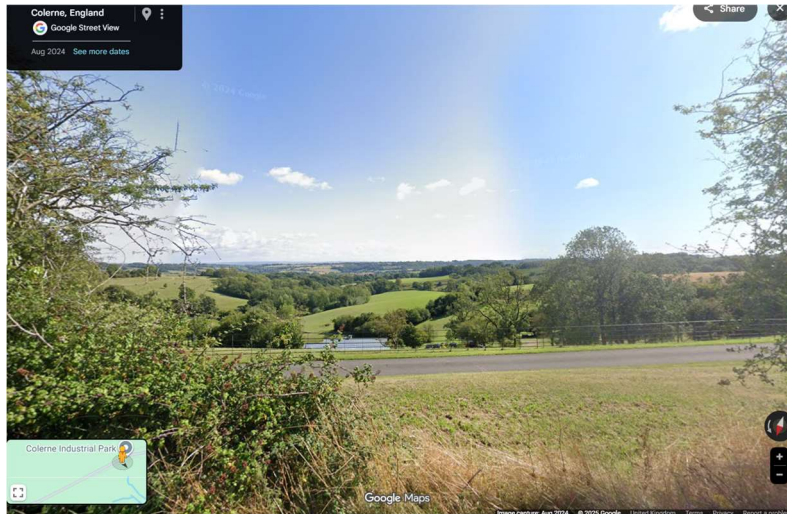
Application Proposal

Side extension to provide access to proposed concealed lower ground floor accommodation with master bedroom and ensuite. Alterations to existing dwelling to facilitate continued use as a private dwelling. Installation of PV solar panels to the existing dwelling roof to provide a renewable energy source.

The Existing Site & Context

The site is an existing dwelling located to the west of the settlement of Colerne and to the south of Colerne airfield and therefore within the Colerne Parish Council. The existing dwelling was constructed following planning approval for the conversion of the pre-existing barns into a four-bed dwelling under Application No: 16/02385/FUL. Consisting of a mixture of both modern and local materials, the building is of unique design directly influenced by the site's pre-existing agricultural buildings. Although dissimilar to the heritage buildings of Colerne, Lictum Springs is an example of a dwelling being of a 'bespoke and individual design' as common to the local area and outlined within Section 05 of the Colerne neighbourhood plan.

Located along Bath Road which serves as a main access into Colerne, the existing building is shielded from view from the main highway due to the natural topography of the landscape and also the presence of mature trees and hedgerows along the highway. The outcome of being located on a downward slope is that the perceived view of the dwelling is limited to solely the North facing roofscape. *See Fig 01.*



[Fig 01] Google Street view showing the limited view of the existing property's roofline from the highway.

The positioning of the dwelling allows for far reaching southerly views over the landscape, much of which is within the shared ownership of the applicant's family. *(refer to appendix for extent of ownership boundary).*

The site is located within the Cotswold national landscape (formerly the Cotswold AONB) and is on the periphery of the green belt which terminates at the south boundary of the Coleerne Airfield to the north of the site. The site is indicated by the environment agency flood map for planning as being outside flood zones 02 & 03 and of a very low chance of both surface and river flood risk. A local footpath ref COLE 11 runs along the north of the site access and away from the dwelling in a south westerly direction.

Existing Use and Building Condition

The existing building is a 4-bedroom dwelling located below Bath Road and overlooks a sloping topography with views over a valley, much of which is under the applicant's family ownership. The existing use of the building is as a private family home and is in continued use.

The existing material palette is one informed by local materials and the agricultural building's that previously occupied the site prior to conversion. Large Zinc sheet roofs dominant much of the building's massing and provide solar shading to areas of aluminium framed glazing. Walls are primarily coated in lime render or horizontal timber cladding. Retaining walls are faced in coursed rubble limestone. The building's scale is defined by the agricultural barns it now occupies. Of the original barns, the large concrete portal frames remain and are visible both internally and externally.

The current use of the building as a family home has led to the ongoing maintenance of the building as well as the surrounding landscapes. In order to be supportive of the evolving needs of the applicant, this application seeks to convert the existing master bedroom into an office to support the needs of a growing family and relocate the master within a lower ground floor extension situated within a previously developed area of land currently used as a patio area. The intention behind this proposal is to prolong the building's longevity through increased usable space within the curtilage of the existing dwelling.

With the importance of local character in mind, this application seeks to retain the existing character of the existing dwelling through minimizing perceived development above ground. Where external alterations are proposed above ground, these are to be in the location of existing retaining walls. The proposed development has been situated and on an area of land previously occupied by a large agricultural barn of an approximate volume of 821m³ (See *fig 02*).



[Fig 02] Photo of previous barn which occupied the location of the proposed extension. Sourced from Application Ref: 16/02385/FUL. The existing dwelling location is the lighter coloured barns seen in the background.

Planning History

Whilst not an exhaustive list, the below historic planning applications of development on and nearby the proposed site can be identified as relevant to this applications submission.

– **PL/2024/08207 – Householder planning permission**

- Proposal: Demolition of existing garage. Replacement garage with ancillary space above.
- Decision Notice: Approved with Conditions – 17.04.2025
- The above application followed a previously lapsed decision notice for the approval of the demolition and replacement of the existing garage under application reference: N/07/00965/FUL

– **N/11/03534/FUL – Full planning permission**

- Proposal: Creation of vehicular access (Revision of 11/01599/FUL)
- Decision Notice: Approved with Conditions – 16.04.201

– **16/02385/FUL – Full planning permission**

Approvals relating the creation of the existing dwelling to which this application is applicable to.

- Proposal: Conversion of Agricultural Buildings, Including Re-Cladding Walls & Roof, Installation of New Floor, to Provide Four Bedroom Dwelling with Associated Parking, Walled Garden/Rear Garden, Wildlife Pond & Landscaping (Resubmission of 15/10902/FUL).
- Decision Notice: Approved with Conditions – 08.09.2016

Neighbouring developments (Towards the North of Site)

- **16/04520/FUL – Full Planning Permission - Bodega Cottage**

- Proposal: Replacement Dwelling
- Decision Notice: Approved with Conditions – 18.08.2016

Design Response and Massing

In being located within the Cotswold national landscape, the primary consideration of that proposed is to consider the protection of the areas character and setting through high quality design that is sympathetic to the local setting and natural landscape. The proposed alterations look to maintain the building's impact on the local setting through proposing a carefully designed scheme that minimizes impact by creating a lower ground floor extension within the location of previously developed land.

In locating the proposal in this position, the scheme makes use of the sloping site to create a lower ground floor extension of a single elevation. The proposal also allows the applicant to enjoy southward views outward whilst concealing the perceived massing from onlookers to the highway and footpath along the north. Where above ground additions are proposed, this is limited to a sunken walkway that is required to allow access to the proposed master bedroom. This walkway has also been located in the position of an existing canopy and bay window and is of a similar to lower overall height of that existing. (See Figs 03 & 04)



[Fig 03] Massing of the existing building.



[Fig 04] Massing of the existing with highlights showing the proposed volume locations.

Proposed alterations, scale & appearance

The proposed alterations are of a considered nature and are focused around improving the usable accommodation of the existing building for the benefit of both user and building. A summary of the works are as follows:

- Installation of a canopy to the North East elevation in the position of that existing and of a reduced scale.
- Removal of existing bay window and introduction of low-level side extension to provide access to lower ground floor accommodation.
- Creation of new glazed opening to the side elevation to provide access from the proposed office to a courtyard area.
- Installation of a proposed lower ground floor area with roof lights and glazing to provide a master bedroom with ensuite.
- Installation of Solar PVs to the south area of roof to provide a sustainable source of energy.



[Fig 05] Massing indicating the proposed scheme. Refer also to application proposed GA's.

Materials

The existing material palette of the dwelling has been referenced in that proposed in order to preserve and enhance the character of the local setting. The proposed materials are as follows:

- All proposed glazing is to be of a coloured powder coated aluminium alike that existing.
- Proposed extensions and canopy are to be coated in a cast lime render and concrete top coating to directly reference the exposed render and concrete of the existing building.
- At low level, pre-cast stone cladding is to be used to reference the limestone ashlar base of the existing bay windows.
- Vertical timber cladding is to be used on the proposed walkway in reference to the timber of the existing North East elevation.
- Coursed rubble stone facing is to be used on all proposed areas of retaining wall alike that existing.

Impact to local context and relevant policy

As highlighted above, the proposal seeks to limit impact to the landscape as defined within Policy CE1 of the Cotswold Management Plan 2023-2025 through proposing changes that are of a low impact to the existing building's current and historic scale. Above ground development has been limited by keeping the finished roof level of that proposed below the existing bay and canopy roofs. The primary objective of the development is to limit the perceived massing of that proposed and to maintain Southern views towards the valley beyond. This results in a proposed building that has little change in material types externally and a low impact proposed massing externally. The existing ridge line of the existing building is also to be unchanged. The proposed use of the building is to remain unchanged.

In response to Section 16 of the NPPF (*conserving and enhancing the historic environment*), the existing dwelling is not of historical significance to the local area and is not within the designated Colerne Conservation Area. Because of this, the design approach to application of materials has been decided in reference to the existing building. Whilst not being of predominantly limestone construction, as is common with buildings within the Colerne settlement boundary, the existing building does follow a local vernacular in being of a 'bespoke and individual design' as outlined within Section 05 of the Colerne neighbourhood plan.

In being within an area of Green Belt, the proposed scale of the application is sensitive to the openness of the surrounding area by focusing development on land previously occupied by buildings. (See fig 02). In addition, paragraph 154 – item C of the NPPF outlines that development within the green belt would be deemed appropriate provided that the extension or alternation of a building does not result in disproportionate additions to the original building. The proposed application is of a massing proportionate to the existing dwelling and is recessive in both material and scale in being a

low-level addition that is responsive to the natural topography of the site and in the location of existing retaining structures.

Ecology

The proposed extension has been located away from existing trees and vegetation and within the proximity of the existing dwellings footprint that is under constant residential use. Because of this, increased light spill from that proposed is believed to be in proportion to that already experienced from the existing building. In addition, the area of proposed development is situated in the location of a previously developed land that previously contained an agricultural shed of substantial volume.

Of the mature trees located on site, these are to be retained and are located to the west of the property and away from any proposed development. There is an existing spring located to the North East of the site which has an existing culvert directed to the west of the dwelling into the fields to the South. This is also to be retained and located away from the proposed development.

Access

The proposed works are ancillary to the existing dwelling with the main entrance and parking locations being retained. The proposed development creates no additional requirement for car parking on the existing property. Moreover, the existing parking provision already meets and exceeds the required parking spaces outlined within the Wiltshire local transport plan of 3+ spaces for 4+ bedroom dwellings.

Sustainability

The development has been designed to minimise its environmental impact, improve energy efficiency, and contribute positively to the local built environment in line with Wiltshire Core Strategy policies and the National Planning Policy Framework (NPPF). The proposed extension and alterations seek to:

- Exceed current Building Regulations Part L standards for energy performance through using high levels of thermal insulation.
- Provide an increased level of air tightness to limit heat leakage.
- Integrate solar PV for generating energy from renewable sources.
- Maximise and control solar gains through glazing orientations and timber screens.
- Provide passive shading to areas of proposed glazing through use of overhangs.
- Provide water capture technologies and promote the use of low-flow fixtures and fittings.
- Where possible, materials will be sourced locally and from sustainable or recycled sources with a focus on FSC-certified timber.

In addition to the above, a primary focus of the application is to provide additional accommodation that is of minimal impact to the existing landscape setting through careful massing and orientation.

Application Summary

In conclusion, the proposed application highlights the applicant's aspiration to undertake a sensitive extension with alterations to an existing building in order to facilitate its continued use as a family home. Of the changes proposed, these are in effort to improve the usable accommodation for the occupants whilst maintaining the existing building's presence on a site situated within a natural landscape of local benefit to the Cotswold national landscape.

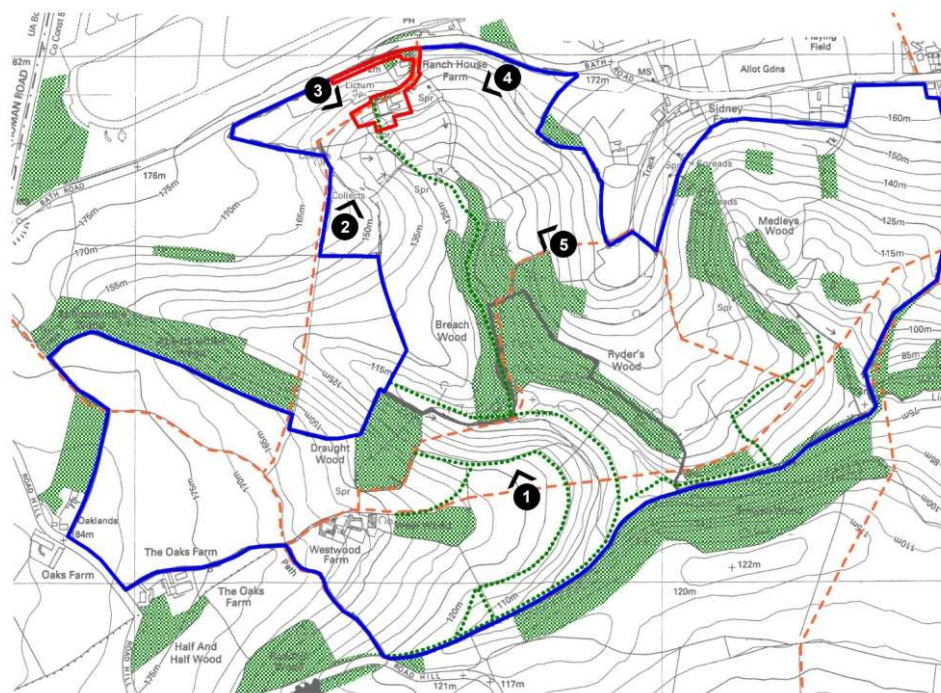
Any addition of volume to the existing building has been purposely located within areas already occupied by retaining walls, canopies and bay windows to limit the impact of the extension on the local context. To further limit impact to the natural setting, the massing of the proposed has been concealed below ground to make use of the natural slope of the site and to limit the visual impact of the lower ground extension to a single elevation. Where above ground volumes are proposed for access purposes, these are intentionally of a low height and below the level of the existing canopy and bay window.

Because of this, it is considered that there is little to no harm to the Cotswold national landscape or amenity of nearby occupiers. The proposed extension is also situated on an area of made ground previously occupied by a substantially larger agricultural barn that sat within the existing curtilage.

The proposed materials used within the scheme are complimentary to the existing building, and have drawn direct inspiration from the existing material palette on site. In comparison to the existing building and surrounding private garden, the changes outlined within this application are considered to be of a similar material and use.

Appendix

Applicant Estate map extents outlined within previous planning application ref: **16/02385/FUL**
Showing extent of applicant family ownership boundary.



1 ESTATE MAP
1:10,000 @ A3
0 200 400 600
scale 1:10,000 (m)

KEY

	ownership boundary
	site boundary
	existing public footpath
	existing track
	woods