

FOur reference: 250172

Wiltshire Council

Monkton Park Offices,
Monkton Hill,
Chippenham,
SN15 1ER



Page | 1

Design and Access Statement

Applicant:

Mr Paul Davis

Site Address:

99 High Street,
Burbage,
Marlborough,
SN8 3AA

Introduction:

This Design and Access Statement supports the planning application for the demolition of two existing dilapidated outbuildings and the erection of a new oak-framed L-shaped annexe at 99 High Street, Burbage.

The proposed development is located within the Burbage Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and has been carefully designed to respond sensitively to its historic and natural surroundings.

Applicant / Ownership:

The planning application is submitted by Mr Paul Davis, who is the sole occupier of the main dwelling at 99 High Street. The land on which the proposed annexe will be constructed is owned by Mrs Vesey-Thompson, Mr Davis's daughter and the freeholder of the property. Mrs Vesey-Thompson will be the sole occupier of the proposed annexe. All required notices have been served on the landowner in accordance with planning regulations. The proposed

accommodation will remain ancillary to the main dwelling, with occupancy and use compliant with relevant planning policy. The annexe may also be subject to occupancy conditions to ensure it remains tied to the main house.

Site & Local Area Context:

The application site is situated at the rear of 99 High Street, Burbage, approximately three miles south of Marlborough. Burbage is a predominantly residential village with a historic core along High Street, comprising a mix of traditional cottages and later dwellings. Many properties feature long rear gardens, reflecting the village's historic plot patterns.

The village lies within the Burbage Conservation Area, which protects its architectural and historic character, and within the North Wessex Downs AONB, designated to safeguard the scenic quality of the surrounding landscape. The area is characterised by vernacular building forms, traditional materials, and mature hedgerows and trees, which together give Burbage its distinctive rural and historic character.

The application site currently contains two existing outbuildings, which are to be demolished to make way for the new annexe. Access is via the main dwelling as well as a rear lane off The Cleavers, which leads to an existing parking area at the end of the garden. The plot is screened by mature hedging and fencing, providing privacy and containment.

The area surrounding the property is predominantly residential, with a mix of historic and modern dwellings. Some neighbouring properties contain ancillary outbuildings, which is typical of the area.

Proposal:

This application proposes the demolition of the two existing outbuildings, which are of limited architectural or historic merit, and the construction of a single-storey, L-shaped oak-framed annexe.

Proposed Use:

- Ancillary accommodation: to provide accommodation for a family member and will be dependent on the main dwelling.
- Storage area: for domestic use.

Design and Materials:

- Traditional oak frame with a simple, functional form that complements the rural and historic character.
- Softwood horizontal cladding for the external walls.
- Slate for roof covering.
- Low brick plinth to ground the structure.

Dimensions and Form:

- The building is L-shaped, with overall dimensions of approximately 9600mm by 14000mm at its longest points.
- The L-shaped layout maximises internal space while maintaining an open and unobtrusive footprint, allowing the building to integrate sensitively within the garden.
- The gable roof, reaching a maximum height of 4138mm, with an eaves height of 2100mm, maintains a modest and subservient scale relative to the main house.
- The traditional gable roof complements the rural and historic character of the site and the surrounding Conservation Area and North Wessex Downs AONB, while meeting the functional requirements of both the annexe.
- The proposed building is to be located discreetly at the rear, where it will not dominate views from the High Street or surrounding properties.

Page | 3

Access:

- Vehicular access remains from the existing rear lane (*The Cleavers*).
- Existing parking arrangements are unaffected; there is still ample space for vehicle turning and maneuvering.
- Pedestrian access will be available from both the main house and rear lane.

Conservation Area & AONB Impact Statement:

The development has been carefully designed to preserve and enhance the character of the Burbage Conservation Area and have minimal impact on the AONB

Key Considerations:

Heritage and Conservation Area

- The existing outbuildings are of limited architectural or historic interest.
- The proposed oak-framed annexe reflects traditional materials, scale, and detailing, ensuring it is sympathetic to the Conservation Area.
- Rooflines, finishes, and proportions are modest and subservient, preserving sightlines and the historic street-scene context.

AONB Landscape Considerations

- The building is sited at the rear of the property, screened from public views.
- Natural materials blend harmoniously with the surrounding landscape.
- Single-storey, L-shaped form ensures low profile and avoids prominence.

Enhancement and Mitigation

- Removal of the existing outbuildings will improve the character of the garden and Conservation Area.
- New native planting enhances biodiversity and integrates with the AONB landscape.
- Detailing and materials preserve and enhance historic and natural qualities.
- The proposed development preserves the character and appearance of the Burbage Conservation Area and has minimal impact on the North Wessex Downs AONB, in line with relevant policies.

Planning Considerations and Ancillary Use:

The proposed annexe has been designed to provide a lower-impact alternative to the 2019 approved scheme. Its single-storey form, reduced roof height, and discreet layout result in a more visually contained building within the garden, reducing potential impacts on neighbouring properties. The siting and window arrangements ensure no harmful overlooking or loss of light, addressing concerns raised in relation to previous proposals.

The annexe is intended to function as ancillary accommodation for a family member, providing a bedroom, bathroom, and kitchenette while remaining physically and functionally linked to the main house. It will not contain a full kitchen or operate as a separate dwelling, ensuring that it remains subordinate to the main dwelling and compliant with planning policy regarding ancillary use.

Access, parking, and turning arrangements remain unchanged, and the development will have no adverse impact on highway safety. Overall, the proposal provides a domestic-scale, policy-compliant enhancement that respects neighbouring amenity and the character of the site while delivering a more discreet alternative to the previous approval.

Trees and Boundaries:

A neighboring tree adjacent to the site will be trimmed back to the boundary line to prevent overhang and potential impact on the proposed annexe. Along the northern boundary, the existing fence will be replaced by the applicant with a concrete post and timber panel fence, providing a durable and visually appropriate boundary treatment while maintaining privacy and enclosure for the garden. Existing hedging along other boundaries will be retained where possible to preserve screening and the character of the site.

Buildings to be Demolished:



The site currently contains two small outbuildings — a garage and a workshop — both of which are tired, weathered, and in a state of disrepair. Neither structure holds any architectural or historic merit, and both are proposed to be demolished to make way for the new oak-framed annexe.

Manufacturing and Build Timeframe:

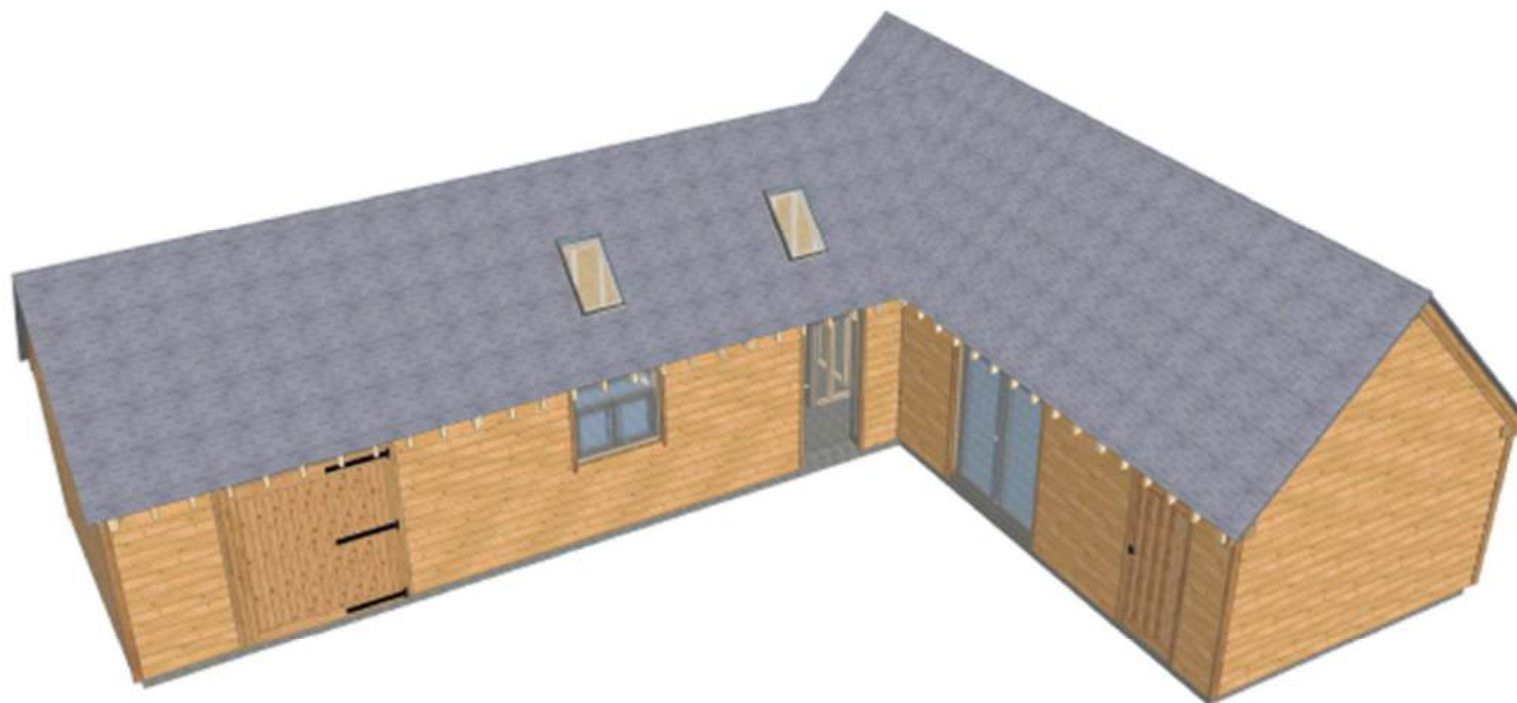
With most of the oak joinery work being carried out off-site at our mill in the New Forest the time for site related construction is minimal usually not exceeding 6 weeks from start of groundworks to tiling completion.

This includes a period of inactivity on site following the groundwork completion and measurement whilst the oak is being cut.

Sustainability:

The proposed building uses green oak for the structural frame with softwood studwork and softwood external cladding, all sustainably sourced from certified forestry management schemes. Timber is a low-embodied-energy material, naturally carbon-sequestering, and renewable, making it an environmentally responsible choice. The use of timber also complements the traditional character of the Conservation Area while supporting sustainable construction practices.

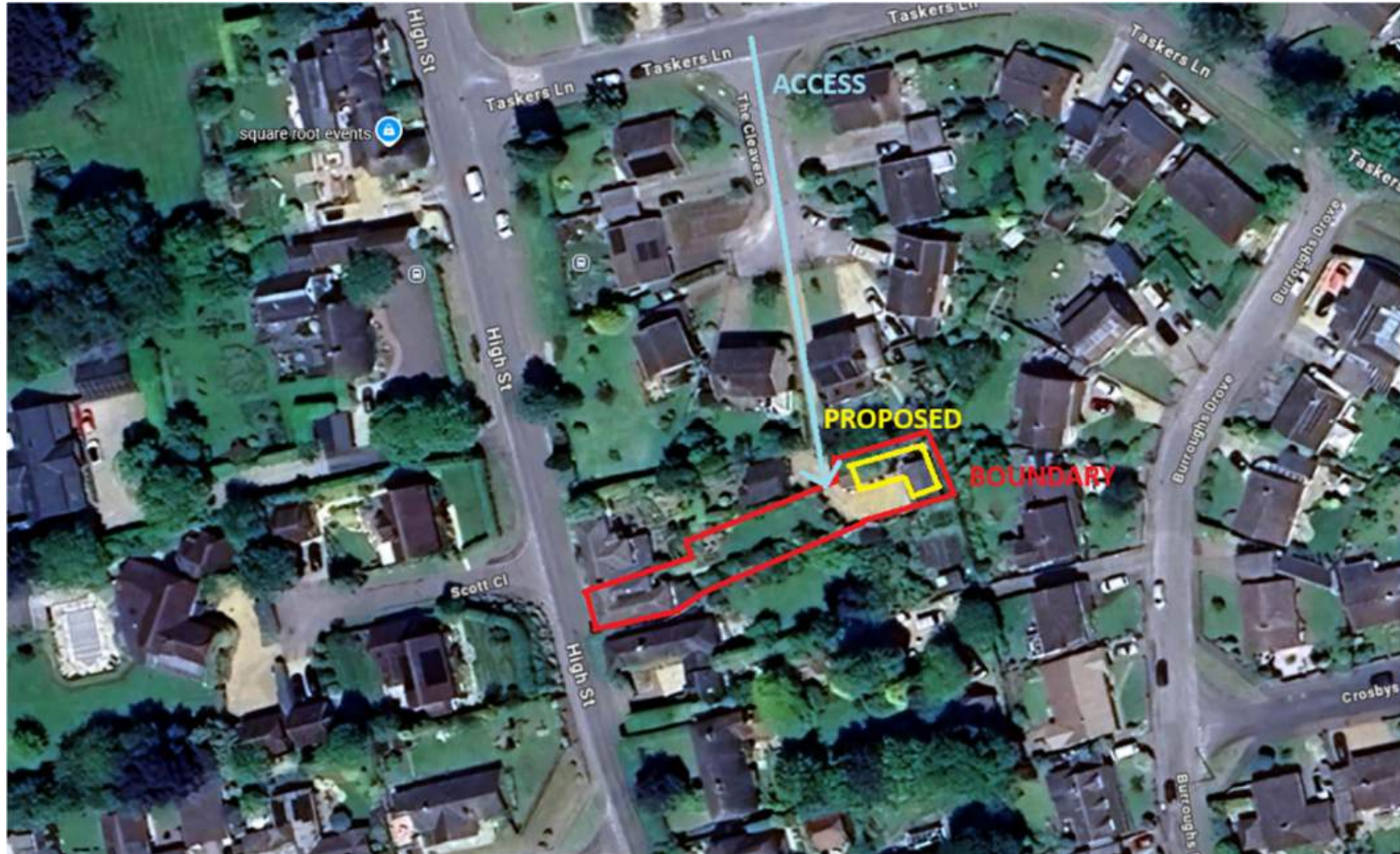
Design of Proposed Annexe:



Location of Proposed Annexe:

The proposed annexe is situated within the rear garden of 99 High Street. Access remains from the main house as well as the existing rear lane (The Cleavers)

Page | 7

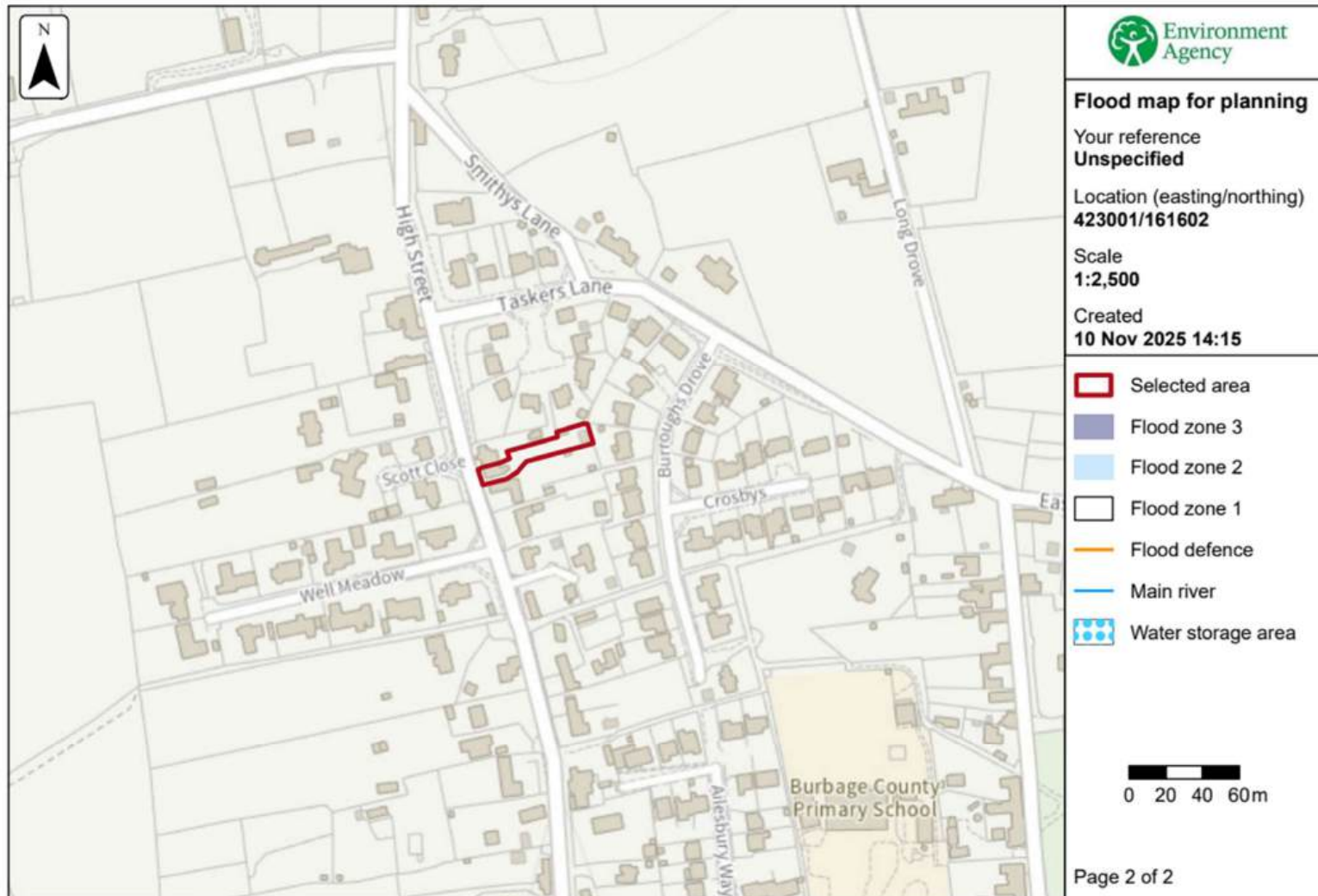


Google Maps image of location of proposed Annexe

OakCraft, Holmsley Mill, Lyndhurst Rd, Holmsley, Burley, Hants BH24 4HY Tel: 01425 402507 Fax: 01425403516

Flood Risk Assessment:

99 High Street is in Flood Zone 1



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 Ordnance Survey licence number AC0000807064.

OakCraft, Holmsley Mill, Lyndhurst Rd, Holmsley, Burley, Hants BH24 4HY Tel: 01425 402507 Fax: 01425403516

Flood Risk:

99 High Street is located within Flood Zone 1, which is classified as having a low probability of flooding. As such, the site is considered suitable for the proposed development with minimal risk from fluvial or surface water flooding.

Page | 9

Planning History:

Application Reference: K/58590/F

Site Address: 99 High Street Burbage Marlborough Wilts SN8 3AA

Proposal: Proposed two storey rear extension

Decision Date: 02/06/2008

Issued Decision: Approve with Conditions

Application Reference: 19/08765/FUL

Site Address: Hillside Cottages, 99 High Street, Burbage, SN8 3AA

Proposal: Timber framed garage with office space below and storage over.

Decision Date: 22/10/2019

Issued Decision: Approve with Conditions

Policy Context:

The proposed development aligns with national and local policies:

National Planning Policy Framework (NPPF) 2021

- Paragraphs 126–141: Conserving and enhancing the historic environment.
- Paragraphs 174–177: Conserving natural beauty in AONBs.
- Paragraph 130: High-quality design respecting local character.

Wiltshire Core Strategy (2015)

- Core Policy 51 – Landscape: Protects AONB character.
- Core Policy 57 – Design and Place Shaping: Encourages design complementing local character.
- Core Policy 58 – Conservation of Heritage Assets: Preserves or enhances Conservation Areas.

Burbage Conservation Area Appraisal - Emphasises historic materials, roof forms, and scale. The proposal adopts these characteristics.

North Wessex Downs AONB Management Plan (2021–2026) - Encourages low-impact, contextually appropriate development that integrates with the landscape.

Summary: The proposal is a sensitive, well-designed addition that preserves and enhances the historic and natural qualities of the site.

Conclusion:

Page | 10

The proposed oak-framed annexe replaces an existing low-quality structure with a carefully designed building that employs traditional materials and forms appropriate to the Burbage Conservation Area. The development preserves the character and scenic qualities of the North Wessex Downs AONB, maintains safe access and parking arrangements, and provides functional, flexible ancillary accommodation.

For these reasons, the proposal is considered an appropriate, proportionate, and policy-compliant addition to the site, warranting support through the planning consent process.

Yours sincerely

Susan Mulford
Oakcraft