



Design & Access Statement and Heritage Impact Statement

Project: Lydiard Farm – Extension and alterations to existing dwelling along with new garage.

Address: Lydiard Farm, The Street, Lydiard Millicent, SN5 3LU

Date: 26 March 2024

Authority: Wiltshire Council

Revision: - A

1. Introduction

The applicant is applying for planning consent to demolish an existing conservatory and erect a single storey ground floor rear extension along with a two-storey side and rear extension. The proposals also include a replacement pitched roof finish to the main house and annex along with replacement windows, stone cladding and render over existing brickwork. In addition, the applicant is also applying for consent to erect a garage and workshop with ancillary accommodation over.

The site lies within the conservation area of Lydiard Millicent.

Further details of the proposals are described within the drawings that accompany this application.

2. Application Context

The Building

Building Appearance

The existing building which dates from the early-mid 20th century has been adapted and developed significantly over its lifetime. The ground floor plan stretches out on an east to west axis with the main house to the east and annex to the west. The original range of the main house forms a T-shape in plan over two stories. The ground floor then extends to the west with a series of link extensions under a flat roof to what is considered to be the original garage.

The main building, and its annex, uses a pallet of materials consisting of a dark brown facing brick, plain clay tiled hipped roof, felt flat roof and Upvc windows. There is also a small panel of render to the rear of the annex.

Current accommodation consists of a three-bedroom house and annex. Considering the size of the surrounding site the level of accommodation is small and the site can easily accommodate a larger home of 5-6 bedrooms with little impact on amenity.

The building appears as a modest structure within the site. Detail is limited to brick soldier courses over openings and a semi-circular concrete canopy over the front door. The brickwork, and that of the adjacent annex, is plain and simple and in areas of the annex shows signs of infill with unmatching brick. The short, mono-pitched roof in front of the flat roof of the annex is an incongruous feature that devalues the buildings appearance.

As such the building has limited architectural merit in its current state and appears unassuming within its large site. The series of extensions and link structures to the right of the building appear ad-hoc and along with the mono-pitched roof to the front of the annex detract from the simple character and appearance of the building.

The building is also limited in how it interacts with its immediate surroundings, with restricted access and visual connectivity with the garden from the ground floor areas of the house.

Parking, as currently laid out on site is not functional, making turning on site within the hardstanding areas difficult. It is also formed immediately adjacent to the frontage of buildings, creating a visual and physical obstruction to the front of the building.

Other than its contribution to a sense of spaciousness in this particular location, deriving largely from the size of the site, the building contributes very little to the distinctiveness of the historic core of the conservation area.

Position on the site

The main house sits centrally on the site, towards the rear, on a large plot of approximately 0.52 hectares. To the south of the plot is a range of agricultural structures and equestrian features along with a large paddock, also owned by the applicant. Within the residential curtilage the building is surrounded to the front and sides by large areas of grassland, interspersed with small to medium trees. The garden also extends to the south, behind the main dwelling, providing a significant amount of rear amenity space. In this space there appears to be the remnants of an old orchard.

Across the front of the site, to the north, runs the main road through Lydiard Millicent. The distance to the boundary to the front of site is approximately 27m.

Orientation and gradient

The site and the buildings are oriented on a northeast to southwest axis. The site is generally flat.

Bounds and setting

To the front of the site, along The Street, a deep and mature hedgerow and 1.8m close boarded fence enclose the site. This is punctuated by a broad opening towards the northern most tip of the site that forms the main entrance. The main entrance is more open and features a post and rail fence that provides glimpses into the site from The Street as the passer-by looks in a southerly direction. Approval has been gained in 2023 for a second entrance to the site at the eastern end of the frontage (see planning history below for further details) and this entrance is currently in the process of being formed. The front boundary is reinforced with a number of mature trees positioned along its edge inside the site. Despite the removal of some large trees between the main house and front boundary (see planning history below for further details) the property remains well screened from the street scene along the majority of its frontage.

The eastern boundaries feature a series of mature trees along with close boarded fencing. Along the western boundary a dense hedgerow and tall trees define the edge of the plot. From both the east and west the site is well screened by these boundary treatments.

On the southern boundary, where the residential curtilage is not edged by outbuildings, a low-level timber fence demarcates the rear garden boundary and provides a clear view of the menage, paddock and countryside beyond.

The existing building is accessed from the highway via a long tarmac drive. The driveway splits within the site, extending beyond a set of gates and fence that enclose the route through to a series of barns within land at the back of the application site. The tarmac drive and associated concrete hard standings are in a poor condition and in need of repair. At the back and sides of the main house concrete paving slabs form a modest terraced area.

Generally, the buildings frontage appears modest, set within a plain and spacious site of mostly grassed areas interspersed with the occasional small tree and bounded by large trees and densely packed hedgerows.

The Setting

The site sits within the Lydiard Millicent Conservation Area of All Saints Church.

In the approval for the new entrance under application N/92/02061/FUL the planning officer noted in his report:

'There is no adopted conservation area appraisal for Lydiard Millicent, and there is little commentary within the neighbourhood plan to confirm the significance of the conservation area beyond a character appraisal in appendix A that discusses particular buildings. However, I am aware of an appeal decision where the inspector described how:

'12. The Lydiard Millicent Conservation Area (the CA) covers a fairly extensive area to the western side of the village. It includes the historic core, but the bulk of the housing in the settlement is located outside of the CA. Notably, significant areas of agricultural land are contained within the CA. The rural setting of the village, particularly the historic core, is a defining characteristic of the CA.'

'It therefore appears that the significance of the conservation area is derived from its historic core and open rural setting, as well as specific historic buildings and their architecture.'

In addition, the Lydiard Millicent Neighbourhood Plan identifies the significance of the field adjacent to the site as a visual buffer zone to maintain a rural outlook from the church to open countryside and from the open countryside to the church.

Lydiard Farm sits to the northwest of the centre of the village of Lydiard Millicent. The site sits to the south side of The Street (the main road running through the village) between Swindon Vehicle Solutions and a patch of undeveloped land to the east, and a paddock (the field described in the paragraph above) and the Village Hall to the west.

Whilst the site appears in an area of open countryside it is undeniably a large, standalone residential property, distinguishable from open countryside by its main building, its distinctive residential boundary, mature hedgerows and domestic timber fencing.

Around the corner of the site sits the Grade II listed All Saints Church. Glimpses of the church can be seen from the site through openings in the vegetation. Adjacent to the church, set a long distance back from the highway is Church Farm, a large and prominent residential property set in spacious grounds constructed of Cotswold stone walls and roof. Opposite the site, on slightly raised ground, sits two sets of semi-detached properties Nos 2, 3, 4 & 5 The Street. These appear to have originally been two cottages, both extended and then split into two during the twentieth century.

All Saints Church, Church Farm and Nos 2-5 The Street form a group of historical buildings around the junction of The Street and Church place. The application site sits within this zone, however, Lydiard Farm's current appearance does not align visually with these historic buildings and contributes little to the significance of the conservation area within this grouping other than through its open space and rural setting.

To the north of the site, along The Street and beyond, the local area is more densely populated with residential properties formed along the side of the road or within small estates. These are largely of twentieth century origin, in smaller plots with structures appearing much closer to the edge of the highway.

To the southeast of the site sits what remains of the historic core of the village, now somewhat subsumed by modern residential and commercial properties to the north, south and east. The core consists of the Sun Inn and a two semi-detached cottages Nos 7 & 8 The Street. Nos 7 used to house the Post Office but has since been converted to a residential property.

A series of photographs describing the existing building and its surroundings is attached as Appendix A to this statement.

Relevant Planning Policy

Planning policies and guidance considered to be relevant to the application are:

The National Planning Policy Framework 2023 (NPPF)

Wiltshire Core Strategy 2015

- CP57 – Ensuring High Quality Design & Place Shaping
- CP58 – Ensuring the Conservation of the Historic Environment

North Wiltshire Local Plan 2011 (2006)

Guidance

- Lydiard Millicent Neighbourhood Plan 2018 2036
- National Planning Policy Guidance (PPG)
- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Planning History

PL/2023/03323 Proposed widening of access to property – Approved.

PL/2022/03024 Demolition of barns and erection of holiday let accommodation – Approved.

PL/2023/02061 Tree Works – Approved.

N/92/02061/FUL – New entrance – Approved

Planning Issues

The main issues in consideration of this application are:

- Impact on the host dwelling and site
- Proposed design and the impacts on local character and the conservation area
- The impact on neighbour's amenity
- The impact on landscaping

4. The Proposals

Key Principles

The main aim of the proposals is to provide additional accommodation in the form of a two-storey extension to the side and rear of the existing property. The additions aim to make the property a complete family home appropriate to the size of the site. In addition, the applicant is keen to improve the overall appearance of the building from the street scene.

On the ground floor the new accommodation comprises an open plan kitchen, dining and living area, utility and boot room, spacious hallway with double height staircase and landing area, study and formal sitting room. On the first floor, two additional bedrooms are created to make five bedrooms along with a family bathroom. The rear bedroom forms a master suite and the new bedrooms created to the side share a Jack and Jill en-suite shower room.

The proposals have been designed to transform the character of the existing range of residential buildings so it responds more sympathetically to the design aspirations of the Lydiard Millicent Neighbourhood Plan. Namely that the building looks to use a pallet of materials more in keeping with the existing older properties within the conservation area.

Integral to the additional space is the desire to improve the visual appearance of the whole of the building so that it appears traditional and with a more locally distinctive character. The proposed new and modified facades incorporate Cotswold stone cladding along with dressed stone detailing, rendered side and rear walls and a new slate roof covering. All existing windows and doors will be replaced with new timber effect uPvc balanced casement windows, an oak front door and uPvc French doors colour matched to the rear extension. In addition, the annex to the side is given a new hipped roof, stone facade frontage along with render to its remaining walls so that it assimilates sympathetically with the host structure.

The front facade of the new side extension, which forms a gable, will sit level with the existing gable. The existing wing forms a central recessed range that links the two gables and is split with a small pentice roof over the new front door.

The proposed two-storey side extension wraps around the rear of the building doubling the depth of the first floor area to the rear, providing space for a master suite that benefits from the

views of open countryside to the rear of the property. The new structure is topped with a hipped roof, to match the style of the existing roof, that follows the arrangement of the spaces below. The new roof forms a double pitch across the depth of the building, joined by a central leaded valley. By using a double pitch across the depth of the building the proposals maintain the existing ridge line across the majority of the building. For buildability purposes the pitch of the roof over the side extension matches that of the existing roof resulting in a slightly raised ridge in this area.

To the rear, on the ground floor, a contemporary rear extension is formed as part of a large open plan living space. This extension features large, glazed openings that will benefit from the light and southern aspect to the rear of the building as well as creating a greater connectivity with the existing garden. A flat roof is incorporated over the extension to avoid obstructions to views from the first floor windows. The flat roof is raised above the space to create a higher ceiling zone in the open plan area and along with the split roof lanterns will give the area a sense of light, volume and character. As the rear extension is southern facing a large canopy wraps around the structure to provide solar shading on summer days and shelter on milder days.

Along with the extension and alterations to the main house the application also proposes the introduction of a four-bay garage at the front of the site. This is submitted now rather than a piecemeal addition at a later date. This is considered to be a more comprehensive approach. The garage provides incidental accommodation that might normally aggregate on the site over the lifetime of the development.

This building features three parking spaces and a workshop on the ground floor along with ancillary accommodation in the roof space. Externally, the garage will be finished with rendered walls under a slate roof with oak garage doors and painted timber windows so that it complements and is in keeping with the alterations and extensions to the main house.

The garage is forward of the main house, set at right angles so that it bookends the principle elevation of the proposed extended building. It extends forward to a point just over 12.5m from the existing fence line that runs along the front of the site. By purposely positioning the garage at right angles to the main building the narrower gable end faces onto the frontage, thereby reducing the impact of the structure on the street scene. In this position the garage will be read against the backdrop of the existing building when viewed from outside the site.

The impact on the host dwelling

The adopted Wiltshire Core Strategy (WCS) Core Policy 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and landscape and effectively integrate into its settings.

The proposed development seeks to increase the size of the property, with the majority of the additional space provided on the first floor and by the garage. This increase in floor space is easily accommodated within the site without the building appearing over developed within its setting.

The built form matches in scale the existing building, generally maintaining eaves and ridge lines along with incorporating a hipped roof style. The design deviates from the existing building in its materiality, seeking to use a pallet derived from the more historical parts of buildings within the conservation area. By applying these new pallets across the building and its ancillary structures the building will appear harmonious with both its surroundings and the wider context.

The proposed development will be built to an appropriate scale, design and materiality and as such will not harm the character or context of the host dwelling. Instead, it is considered that the proposals will have a positive effect on the appearance of the existing building.

The impact on the neighbouring buildings and amenity

The site sits largely on its own with undeveloped land on either flank. The main building is set well within its boundary on a central position. Aside from the proposed garage the bulk of the extensions sit within the middle of the mass of the property and to the rear. There are no

neighbouring residential properties to the side or rear of the property where residential amenity could be affected.

Other properties that could possibly be affected by the proposals would be number 2-5 on The Street and numbers 1 & 4-7 on The Close. As these properties front onto the highway their amenity is unlikely to be affected by these proposals.

The impact on the conservation area, the street scene and the adjacent protected buildings

The adopted Wiltshire Core Strategy (WCS) Core Policy 58 requires that development should protect, conserve and where possible, enhance the historic environment.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character and appearance of designated Conservation Areas.

Lydiard Millicent Neighbourhood Plan 2018 2036 states the following:

- *Lydiard Millicent has many different areas that have distinctive design features.*
- *Throughout the area stone clad buildings and lime-wash cottages appear.*
- *Development in Lydiard Millicent Parish will be expected to demonstrate high quality design and be sensitive to the historic environment of the area.*
- *Development within the setting of listed buildings or in the Conservation Areas is expected to respect the local context, taking opportunities to sympathise with the street scene, such as lime-washed, rendered or other exteriors in keeping with existing older properties.*

The significance of the conservation area is derived from its historic core and open rural setting, as well as specific historic buildings and their architecture. New proposals should therefore conserve and enhance the character of the Conservation area and street scene and aim to respond positively to the criteria as set out within the neighbourhood plan above. As a result, visual impact will be a key consideration when assessing these proposals.

The existing site is large at 5282m². This will easily accommodate the proposed new footprint without feeling over-developed. The site also provides ample amenity space around the building with private garden space benefitting from a southerly aspect.

The existing building, and the proposed extensions sit largely on the current footprint and given its central, and set back position on the plot, will provide a balanced frontage to the street scene. The garage, in its proposed location in front of the main house, will be read against the backdrop of the main house to maintain the current gaps down either side of the property. As a result, the scale, mass and orientation of the proposal is considered appropriate to the site and the sense of an open and rural setting will be preserved.

Whilst Lydiard Millicent incorporates many traditional design styles and features in its built form key characteristics are identified as desirable features for new development. These consist mainly of tradition building forms, two-storey residential dwellings under pitched roofs either gabled or hipped. Desirable materials incorporate stone and lime wash and rendered walls under traditional roofing materials. The proposals accord with the desired use of materials by incorporating stone cladding, render and a slate roof. The design follows the massing and form of the existing building generally maintaining eaves and ridge lines along with a hipped roof. Upvc windows are replaced with timber effect uPvc windows to sympathise with the more historic buildings within the conservation area.

The proposed extensions and alterations will be visible from public vantage points being constructed to the side and the front of the host dwelling. The two-storey element to the right side of the building is likely to have the greatest impact on the street scene. The rear two-storey and ground floor extensions are to the rear and concealed by the existing building from public view. The impact of the addition mass has been designed so that it mirrors the existing projecting hipped gable to the left side of the structure creating a traditional double gabled frontage. This, coupled with the use of high quality historical materials, maintained ridges and eaves lines will transform the building's appearance improving its visual appeal and status.

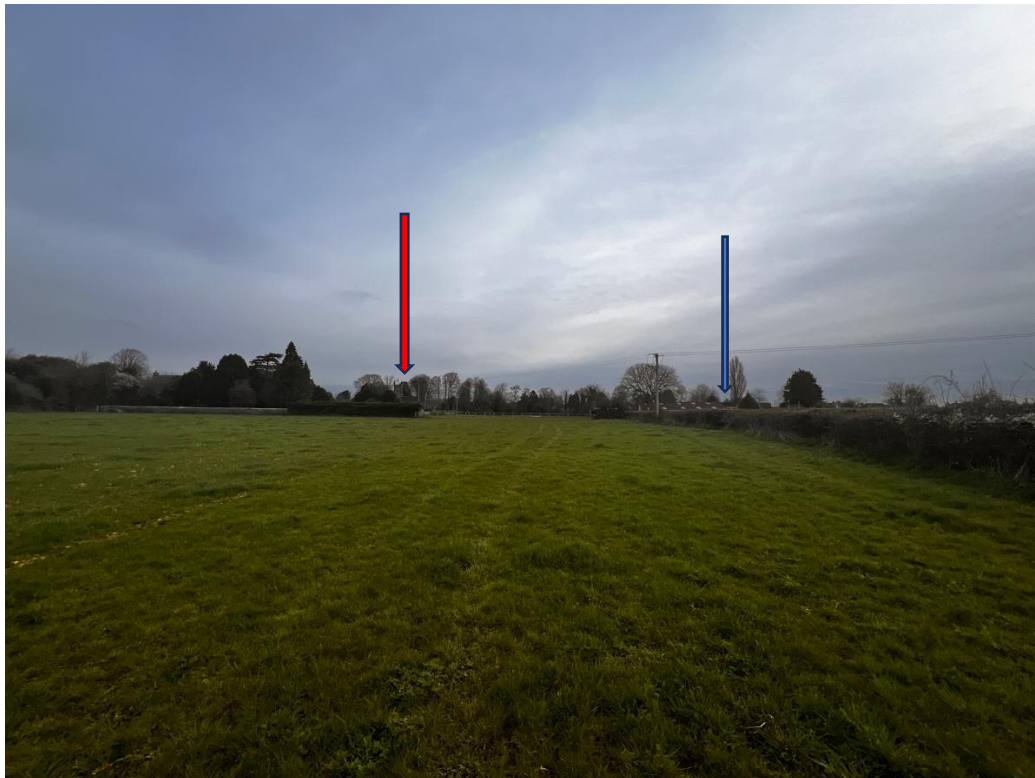
With this in mind, it is considered that the additions to the building will form a balanced frontage, seamlessly blending the existing building with the new extensions to create a more homogenous structure. The introduction of cladding to the front façade and the hipped roof over the annex will soften the impact of the series of existing extensions and infills to the right side of the property. The results of which will have positive impact on the character of the building and by extension, the conservation area.

The garage, by virtue of its siting in front of the existing principle elevation, will inevitably have a greater visual impact on the street scene, however it is still set back over 12.5m from the boundary and 15m from the edge of the highway. This far exceeds other buildings on the opposite side of The Street which are closer to the highway and set back 8-11m on average.

In addition, the existing frontage to the site already features a deep and well established hedgerow along with a line of mature trees that obscure views into the site. The proposed use of similar materials to the main property will help to blend the new garage structure into its surroundings.

These proposals, by virtue of their scale and appearance will contribute to a sense of local character and identity, and thus provide a positive enhancement to the conservation area.

All Saints Church is situated over 100m away from the proposed buildings to the north. This is a Grade II listed building and its setting is noted locally as an important feature of the conservation area. Views of the Church, and away from the church, from vantage points are noted within the Lydiard Millicent Neighbourhood Plan as key views to be maintained and as such are important to be considered within any proposals. As these views are not through the application site but rather to the side of the site the setting of the church is unlikely to be affected. Also, direct views of the Church from the application site, and visa versa, are limited due to the dense tree and hedgeline that runs along the north west boundary of the site.



Key view of All Saints Church from the public footpath. The red arrow points to the church, the blue arrow points to the rear roof of the application building, concealed behind existing barns and outbuildings.



View looking southeast across the site from All Saints Church western entrance. The 1st floor of the Lydiard Farm can be seen where recent work to lower the crowns of trees along the boundary has been undertaken.



View looking southeast across the site from All Saints Church eastern entrance. The site is well concealed behind vegetation along the edge of the highway.

Where glimpses of the application site and proposals are viewed within the panoramic of the church it is considered that, on balance, the changes would have very little visual impact. The additional mass to the side would widen the current wing, however, this mass would be angled away from the church. Presently this side of the proposals can only be seen from the western entrance of the church and, once the trees on the boundary have redeveloped their crowns will be completely concealed from view. Given the size of the additional mass and its axis of view, the distance of the view and the associated agricultural buildings that are more conspicuous in the foreground of the building, the additions to the building from this vantage point are unlikely to have any significant visual impact.

Views of the proposals to the rear, from the key vantage within the field behind the application site, are largely concealed by the agricultural buildings within the paddock area. These presently only reveal a small glimpse of the roof of existing rear two-storey gable. As the additional two-storey elements will be introduced to the left side of the property (viewed from the rear) they will largely be concealed by the existing agricultural buildings. Wider views of the site from more distant footpaths within the field to the rear of the property are completely obscured by existing hedgerows that bound the fields.

In addition, the proposals are considered to result in a positive improvement to the visual setting due to the proposed use of materials and the addition of the hipped roof over the annex. It is considered that these measures will act to harmonise the building mass, creating a traditional appearance that will sit sympathetically with the aesthetics of All Saints Church, Church Farm and the older residential properties opposite the site.

The harm done by any additional mass at the side and rear of the building is minimal and would be largely concealed by existing vegetation and buildings. The addition of materials that sympathise with the more historical buildings should offset any additional mass and overall, improve the appearance of the building.

As such, no material harm to local character would arise from the visual impact of the proposed extensions and alterations, and the character and appearance of the conservation area would be conserved.

Impact on landscaping

Wider views into and through the site from both the north, west and south from within the Conservation Area are also considered to have little or no impact. The existing dense vegetation to the boundary does not give rise to views through the site and to countryside beyond or to views of significant buildings that surround the site to the north. Instead, the site is largely private and enclosed, except for a view through the existing entrance to the north of the front of the existing dwelling.

Changes to the landscaping within the site are minimal and associated with the proposed extensions and garage. Most of site's amenity space remains in its current form.

An area of landscaping to the front of the building will be affected where the approved access road enters the site and where additional parking in front of the garage is provided. This will result in a small loss of grassland but also the replacement of an area of unsightly tarmac which is in need of repair. It is proposed that the new driveway and parking areas will be finished in a local buff gravel.

To the rear of the property an enlarged terrace area will be introduced with a path that runs down the left side of the building. This will be finished in a natural material to visually complement the proposed alterations to the main house.

As the landscaping proposals are limited and use sympathetic materials, visual appearance is considered to be improved, enhancing the host building and conservation area.

Energy conservation

The proposed alterations and extension to the dwelling allows for a more efficient and higher insulated building to be created by introducing new roof insulation and external wall insulation to existing fabric. Over the future of the development this will have both an ecological and financial benefit.

Within the dwelling, measures to reduce water consumption and low energy lighting will be utilised. Given the move away from carbon based fuels it is proposed to use an Air Sourced Heat Pump Heating system with underfloor heating as the main heating source, supplemented by solar panels on the roof of the main house and annex.

Replacement windows and doors throughout the existing areas will meet with current building regulations to further improve heat loss through the fabric.

With these additional measures the proposals will positively respond to Wiltshire Council's declared 'Climate Emergency' and meets with Policy 41 of the Wiltshire Core Strategy. The proposal also meets with guidance contained within paragraphs 154 to 158 of the NPPF Section 14 – Meeting the challenge of climate change, flooding and coastal change.

5. Access, parking provisions and highways

Pedestrian and vehicular access to the property will be improved by these proposals.

The addition of a new entrance as approved under application PL/2023/03323 will improve access to the property by providing an additional entrance point further away from the busy mini roundabout at the junction of The Street and Church Place.

The area of parking to the front of the site will be increased in size to accommodate the necessary access to the front of the garage and to provide ample space for parking and turning within the site for over six cars. Other, current parking and access arrangements, will remain as existing.

6. Ecology & Arboricultural

An ecological assessment has been undertaken by Coyne Environmental dated January 2024. The report concludes that no protected species or habitats were found to exist on the site. Please refer to the report submitted with this application for further details.

A recent application to fell and trim a number of mature trees within the front garden and on the boundaries was approved under application PL/2023/02061. These proposals seek no further alterations to trees, hedges or vegetation around the site.

8. Flooding

The site sits within Flood Zone 1. As such, there is no risk to flooding on the site.

Surface water from the new extensions, garage and paved surfaces will discharge to new soakaways within the bounds of the site.

9. Consultations

As visual impact is considered key with these proposals the applicant has prepared detailed visuals and descriptions of the proposed works for consideration. Therefore, no pre-application advice has been sought for these proposals.

10. Conclusions

Enhancing Residential Functionality:

The proposals add significantly to the residential value by expanding the property to suit a comprehensive family lifestyle without compromising the spatial quality of the large site. The introduction of an open-plan kitchen, dining and living area, private study and formal sitting room, along with additional bedrooms and bathrooms, responds to the need for family-oriented accommodation that is both functional and aesthetically pleasing.

Respectful Architectural Integration:

Integral to the design philosophy is the enhancement of the property's visual appeal. By incorporating traditional, locally distinctive features such as a Cotswold stone facade and sustainable, durable materials that resonate with the historic core of Lydiard Millicent, we aim to create a unifying aesthetic that is both contemporary and complementary to the area's architectural heritage.

The proposed exterior features aim to align with the distinctive material palette prevalent in the conservation area—the stone cladding, lime-washed renders, and natural slate roofs—echoing the design ethos as outlined in the Lydiard Millicent Neighbourhood Plan.

Visual Impact and Conservation:

The design strategy consciously positions the four-bay garage to frame the main house, improving the range of buildings' street presence and mitigating the visual impact of new structures. The design of the new extensions to the main house largely maintain the existing ridge and eaves lines, conserving the character of the conservation area whilst contributing positively to the local identity. The proposals aim to improve the visual appeal of the existing property to harmonise with the more historic buildings within its immediate vicinity. It is considered that the proposals will add to the collective of buildings around All Saints Church that appear historical and thereby strengthen the conservation area and village identity.

Such detailed consideration ensures that the architectural intervention preserves, and indeed enhances, the area's visual appeal consistent with the objectives of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Sustainable Enhancement:

By enhancing the property's design quality and employing sustainable practices throughout our proposal, we reflect the ethos of the NPPF (2023) for a future-proofed, environmentally responsible built environment.

In conclusion, the design proposals integrate thoughtful, engaging architecture that respects and amplifies the rural and historic settings of Lydiard Millicent. We believe the proposals satisfy the criteria established by the planning policies named herein, and we trust the local authority will agree that the proposals present a valuable contribution to the local landscape.

11. Appendices

Appendix A – Photographic Record of the Site as existing

Appendix A



Lydiard Farm – View looking at the front of the property – left side



Lydiard Farm – View looking at the left side of the property



Lydiard Farm – View of the rear of the property



Lydiard Farm - View looking at the front of the property, right side and annex



Lydiard Farm - View looking at the front of the property, right side.



Lydiard Farm - View looking the rear of the annex, with main house in background



Lydiard Farm - View looking south towards the main house through the existing entrance. Note work has begun to fell trees within the application site.



Lydiard Farm - View looking southwest directly at the front of the building. Note the mature hedge line and trees that run along the front of the property.



Lydiard Farm - View looking west towards the main house towards the proposed new entrance – note work has begin to form the new entrance.



Lydiard Farm - View looking northwest front The street. The site is completely concealed by existing vegetation.



Circa 19th C properties opposite Lydiard Farm – Rendered walls, Cotswold stone, slate and pantile roof finishes with Upvc windows. Properties have been significantly extended during the 20th century.



View of the Grade II listed All Saints Church and Church Farm (unlisted prominent building to the right) – Both structures features Cotswold stone walls, and roofs with stone detailing.