

CPL ARCHITECTURE

DESIGN AND ACCESS STATEMENT TO ACCOMPANY A HOUSEHOLDER PLANNING APPLICATION

SITE ADDRESS

Manor Farm House, Manor Farm, Compton Chamberlayne, Salisbury SP3 5DH

APPLICATION DESCRIPTION

Erection of new front porch.

AGENT

Chris Littlemore BA(Hons) BArch MSc RIBA – CPL Architecture

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07715 486611

APPLICANT

Mr & Mrs B Jeans (of same address as the site).

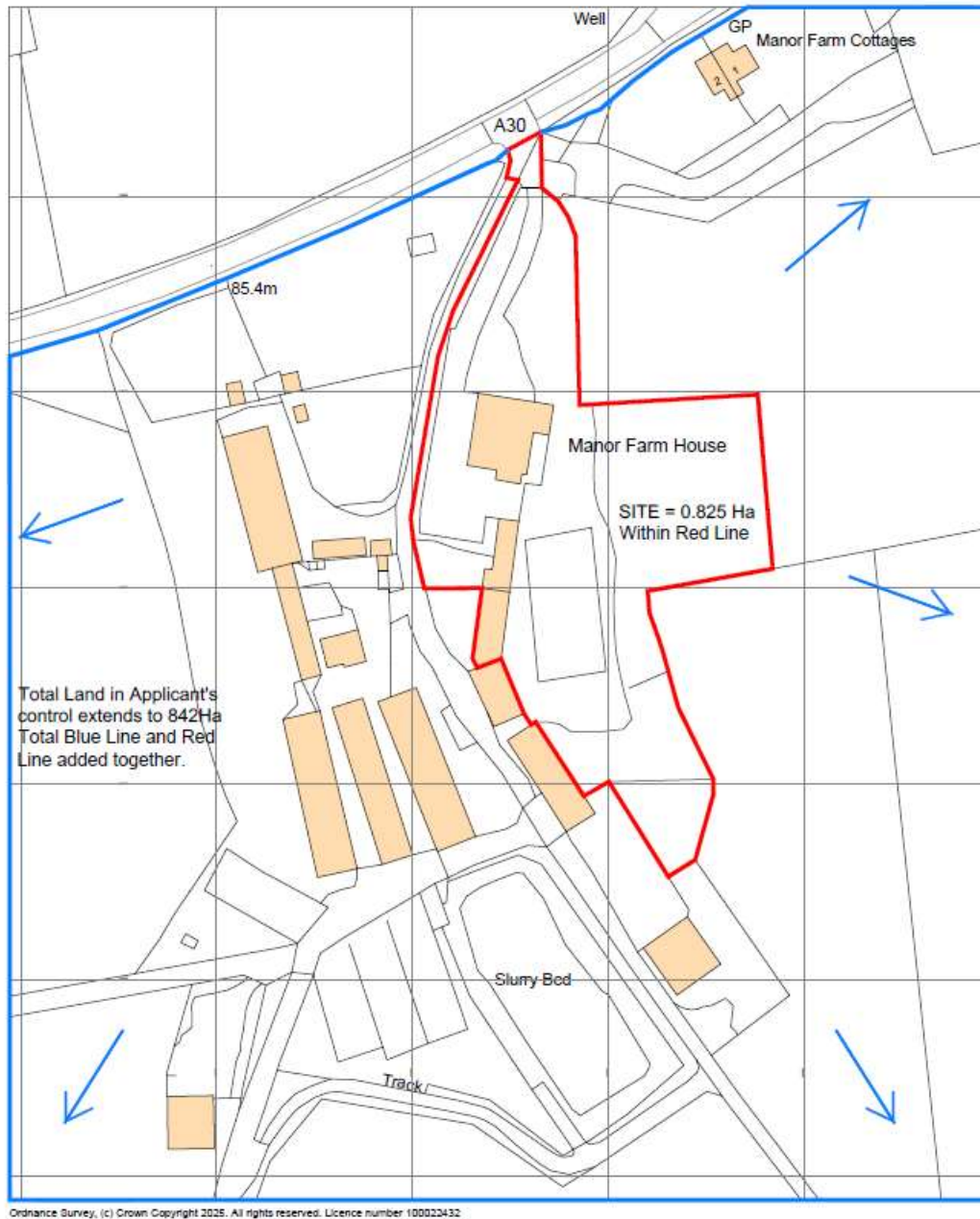
1.0 LOCATION AND SITE

1. The application site is a plot of land of 0.825Ha (8250sqm) situated on the east side of Lower Cookham Road to the north of Maidenhead. The applicant has control over a further 842Ha immediately adjacent to the east, south and west.
2. The site contains C17 Manor House and a number of similarly aged farm buildings and more recent modern farm buildings and yards. It is an active farm and Manor Farm House is the dwelling house (C3 Use Class) of the farmer and his family. It lies outside the Compton Chamberlayne Conservation Area but within the Cranborne Chase Area of Outstanding Natural Beauty. It is not a Statutory or Non Statutory Listed Building nor is it a Scheduled Ancient Monument or on land of Archaeological significance.
3. The site is generally flat with a gentle incline towards the north with a large gravel driveway and turning area. The drive is boarded by lawns and hedges with mature trees to the east. The property is a detached two storey house. No part of the site lies in EA Flood Risk Zones 2 or 3 nor any area of flood protection.
4. A location plan and photographs of the site are shown below in Figs 1 – 4.

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Fig 1 - Location Plan of the Site



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Fig 2 – View of site looking from the North.



Fig 3 – View of site looking from the West



Fig 4 – View of the site looking from the North West



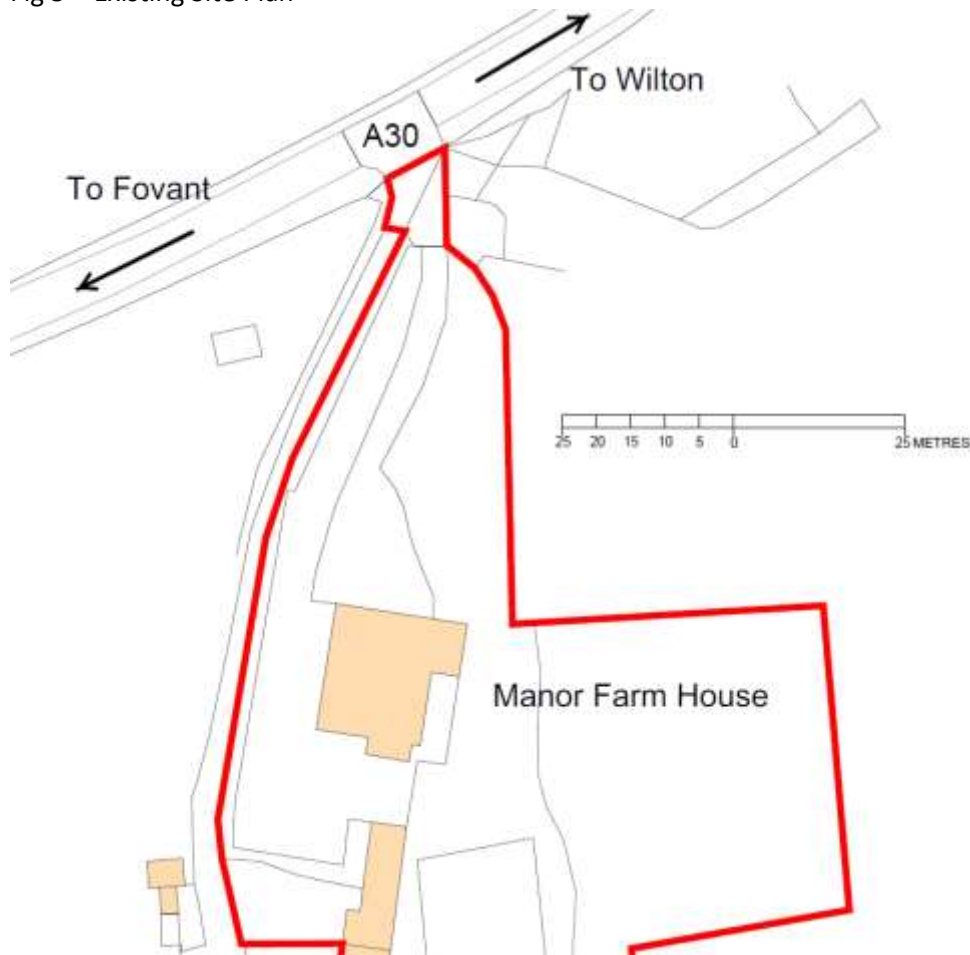
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2.0 EXISTING SITUATION

1. The existing front door to the dwelling opens directly into the hall with no transition space nor protection from the weather on the outside. The stone wall and north elevation is a large expanse of masonry punctuated by nine windows distributed according to the internal layout of rooms. There is space physically and aesthetically for a porch structure to be installed.
2. The applicants now wish to improve this situation and build an appropriately designed porch. The relevant part of the site plan, wall plan and elevation are shown in Figs 5 & 6.

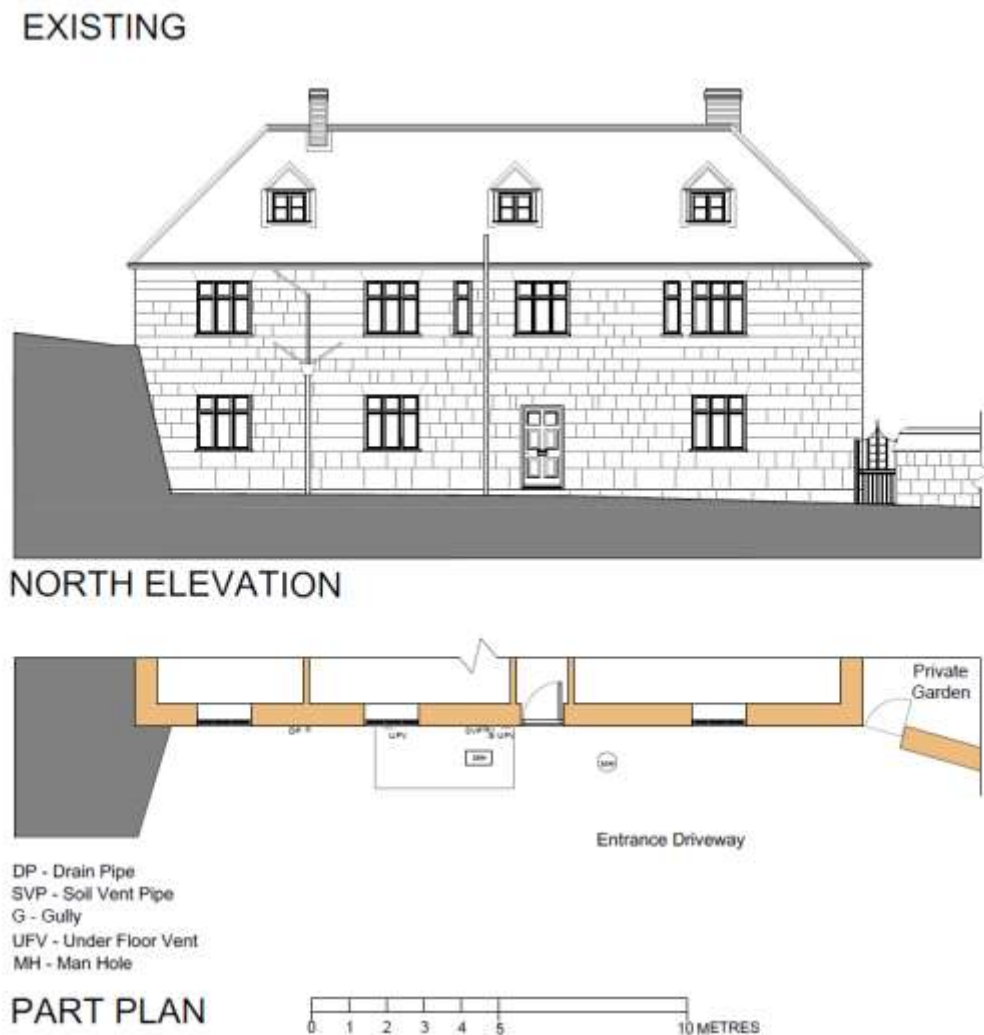
Fig 5 – Existing Site Plan



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Fig 6 – Existing Building Plan and Elevation



3.0 THE PROPOSAL, AMOUNT OF, AND REASON FOR DEVELOPMENT

1. The proposal is to erect a new porch on the north elevation of the dwelling to provide shelter upon entrance and also to enhance the aesthetic appearance of the elevation.
2. The porch is to be built from masonry plinth walls to match the existing stone with decorative ironwork columns above supporting a swept pitched roof in lead with traditional rolls and hips. A gutter and downpipe in the same material would be installed.

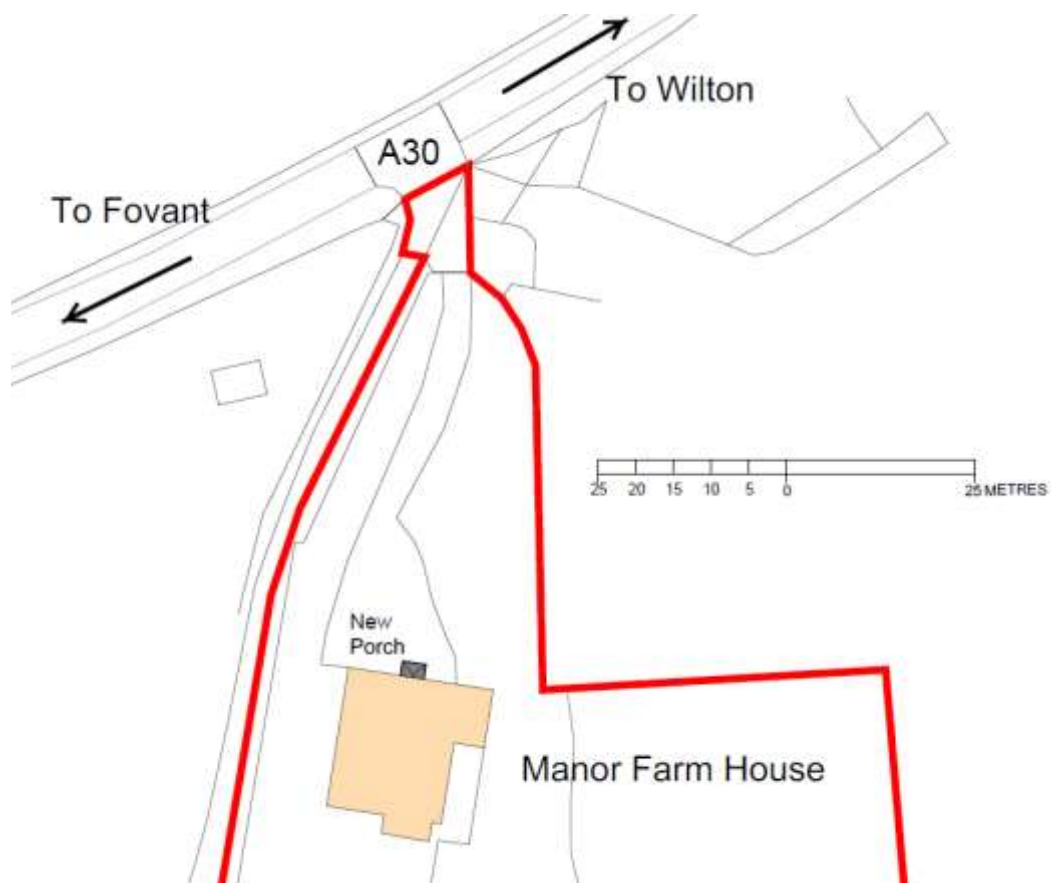
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3. The Gross External Area of the porch is to be 5.65 sqm (without the gutter).
4. No trees will be removed or affected arising from the proposals.
5. No conservation area nor listed or scheduled structure will be affected arising from the proposals.
6. There will be no impact on any Flood Risk Zone arising from the proposals.
7. There will be no detrimental impact on any matter of ecology arising from the proposals.
8. Fig 7 and 8 show the proposals.

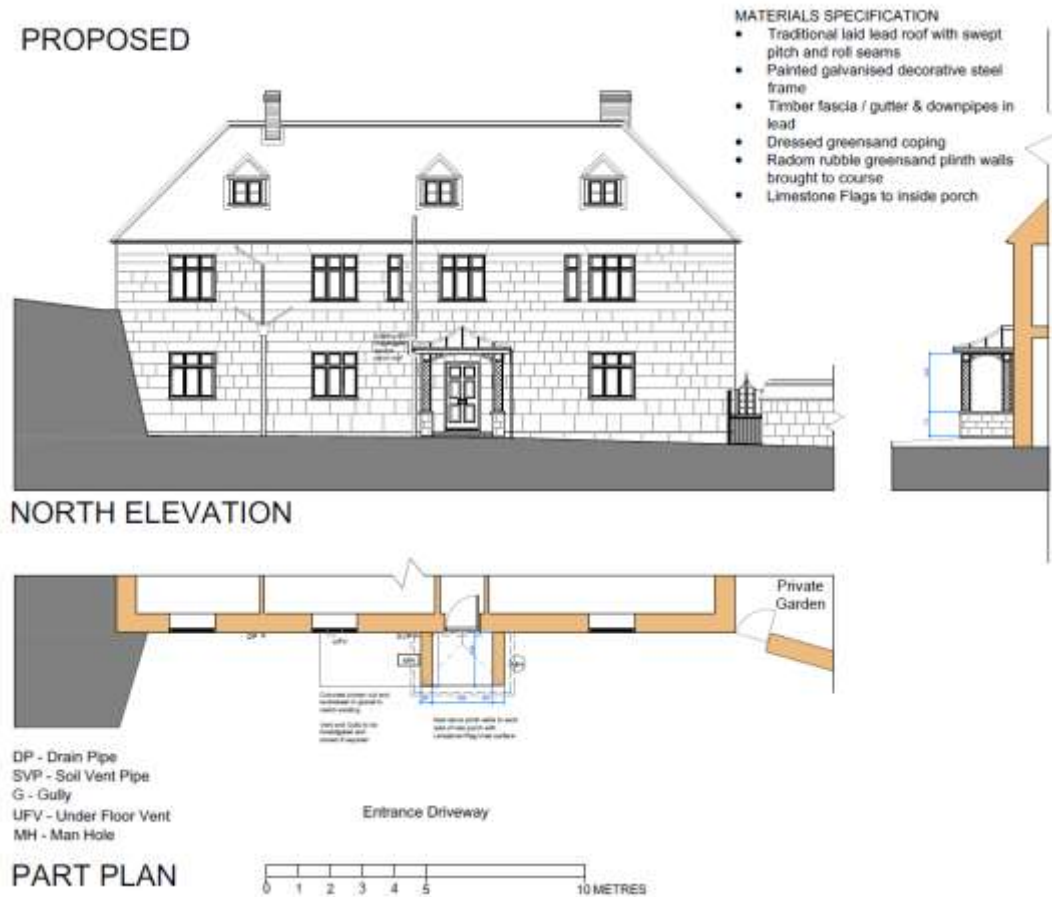
Fig 7 – Proposed Site Plan



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Fig 8 – Proposed Building Part Plan and Elevation



4.0 MATERIALS

1. Walls – Greensand stone plinth walls.
2. Frame – Painted galvanised decorative steel supports.
3. Roof - Swept pitch traditionally laid lead roof with rolls and details.
4. Rainwater goods – Lead

5.0 TREES

1. There are no trees to be harmed, pruned or felled within this proposal.

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6.0 HIGHWAYS AND ACCESS

1. The existing site is accessed from the A30 Highway. This is used by both pedestrians and vehicles. The driveway permits vehicles to enter and exit in a forward gear. The porch will not prevent this arrangement from continuing.
2. There is no change to the highway and access from the highway nor change to the ability to park at least three vehicles on the drive.

7.0 ARCHAEOLOGY, LISTED BUILDINGS, CONSERVATION AREA

1. The site does not lie in, nor is adjacent to any conservation area. Therefore there will be no harm arising to any protected heritage setting within a Conservation Area.
2. There are no statutory listed buildings nor scheduled ancient monuments within the setting of the application site and therefore there will be no harm arising to either as a result of the proposals.
3. The ground upon which the existing and proposed structure is located is not in a defined area of archaeological significance. The ground is already disturbed from installation of existing drainage and whilst there will be change, there will be no increased level of interference arising from this application. There will be no archaeological harm arising from this proposal.

8.0 FLOODING

1. The site lies within EA Flood Zone 1 with no anticipated flood risk.

9.0 GREENBELT

1. The proposals lie outside the greenbelt and are therefore not subject to Greenbelt policy controls.

10.00 ECOLOGY

1. There are no implications of ecological impact arising from this proposal.

11.0 CONCLUSION

1. The proposals will have no adverse impact on any of the neighbouring buildings adjacent to the site.
2. There are no listed structures or archaeological sites in the vicinity of the site which may be harmed as a result of this proposal.

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3. The site does not lie in a conservation area.
4. There is no flood risk attached to the proposal.
5. There are no ecological impacts arising from the proposal.
6. There is no adverse impact on parking or highway matters with vehicular access facility being maintained as existing.
7. Wiltshire Council is therefore requested to give positive consideration to this application for Planning Permission for these proposals.

APPENDIX – DRAWINGS AND STATEMENTS ACCOMPANYING THE APPLICATION

2512_50_LOCATION PLAN 1-1250 (A3)
2512_60_EXISTING SITE PLAN 1-500 (A3)
2512_70_PROPOSED SITE PLAN 1-500 (A3)
2512_100_EXISTING BUILDING PART PLAN AND ELEVATION 1-100 (A3)
2512_101_PROPOSED BUILDING PART PLAN AND ELEVATION 1-100 (A3)
2512_DESIGN AND ACCESS STATEMENT

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