

YIANGOU

DESIGN AND ACCESS STATEMENT

**SECTION 73 APPLICATION FOR PROPOSED SOLAR PANELS TO REAR SOUTH
FACING ROOF SLOPE & CHANGE OF WALL MATERIALS CONSENTED UNDER
APPLICATION REF: PL/2024/10746 AT**

APPLE WOOD HOUSE, NOBLE STREET, SHERSTON, WILTSHIRE, SN16 0NA



November 2025

1 Introduction

This Section 73 Application relates to Condition 2 of the consented scheme reference: PL/2024/10746, specifically drawings 2919-1105 Rev B - Proposed Roof Plan and 2919-1150 Rev B - Proposed Elevations. This application seeks to replace these drawings with new revisions to accommodate proposed solar panels to the rear south facing roof slope and changes to the proposed wall materials.

2 Site Context

The site is located in the village of Sherston, Wiltshire, approximately 5 miles west of Malmesbury. It is situated both within the Sherston Conservation Area first designated in 1973 and the Cotswold Area of Outstanding Beauty. The character of the village is established by the local limestone walls, with mostly stone slate roofs and gardens enclosed with dry-stone walls.

The existing property features a single storey bungalow built sitting on 0.1 hectares of land. The property has off street parking for two vehicles and also ownership of a separate side driveway, that has private right of way over to a neighbours field to the rear of the site.

Apple Wood House is largely unchanged since it was built in circa 1970. Materially, the bungalow is constructed of reconstituted stone walls and a concrete plain tile roof. It is in poor condition and is in need of substantial refurbishment and improvement.

3 Planning History

PL/2024/10746 - Full refurbishment and Attic and Garage Conversion of Apple Wood House.
Consented: 22nd April 2025.

4 Proposals and Materials

Please refer to the colourised proposed elevations drawing 2919-1150 Rev C and proposed roof plan drawing 2919-1105 Rev C, which have been submitted with the application.

The proposal is to change the consented wall materials of the scheme from render throughout to a mix of render, vertical timber cladding and Cotswold limestone walling, and to add 10 solar panels to the rear south facing roof slope which faces the private garden. The proposed palette of materials has been carefully selected to enhance the consented scheme by introducing more material variety and to break up the massing of the garage and house.

The garage is proposed to be finished in Cotswold oolitic limestone with a new oak lintel over the existing door openings with a central oak post. The new stonework will match the existing garden walls adjacent to be in keeping with the immediate surroundings.

The existing small and subservient side extension to the south is proposed to be clad in high quality vertical timber cladding which will be untreated and left to silver naturally.

The east and north elevations of the house, which are most public, will be retained in render as already consented. The elevations facing the private garden to the rear are proposed in a mix of render and untreated high quality timber cladding.

Planning consent was recently granted for the property known as The Old Flower Shop, located opposite Apple Wood House (reference: PL/2024/11593). That consented scheme included the use of timber cladding. The proposed timber cladding at Apple Wood House represents a very similar approach and, like the above application, will be mostly screened from public views within the Conservation Area.

Overall, the aim of the proposed scheme is to help the building to sit more harmoniously within the Sherston Conservation Area make use of sustainable traditional materials.

The solar panels will be installed flush with the roof tiles, also known as an 'in-roof' system. The colour of the solar panels will be black.

5 Heritage Statement & Impact on the Conservation Area

The application site sits on the Noble Street/Grove Road junction. While there is public view of the property, there is privacy which comes from the boundary wall, dense hedges and trees on the perimeter of the site.

We believe the proposed material changes to be an enhancement to the Sherston Conservation Area by introducing a mix of high quality local materials in replacement of the current unsightly 1970s reconstituted stone blocks.

The south facing roof slope has been chosen for the new solar panels to maximise their efficiency, and because it is not visible from any highways or public vantage points within the Conservation Area. Therefore, we consider this element of the proposal to have a neutral impact on the Sherston Conservation Area.

6 Access

Access remains unchanged by the proposals.

7 Sustainability

The proposed materials will be sourced from local suppliers and support local traditional trades, whilst the solar panels will provide a source of renewable energy to the property.

2919/KOR/LC/26.11.2025