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Date

5483/HH

01 December 2025

DESIGN AND ACCESS STATEMENT FOR PROPOSED CONVERSION OF OUTBUILDING TO ANCILLARY ACCOMMODATION AT OAKSEY COURT, OAKSEY, MALMESBURY, WILTSHIRE, SN16 9TF

1. Property Description

The outbuilding is positioned on the North West side of the main property and constructed of traditional Cotswold stone with the exception of a small section on the South East side which is finished in brickwork.

The outbuilding is covering a different variety of roof tiles with plain tiles to the main building on the South elevation, double roman tiles on the original stable building, natural stone tiles to the North elevation of the main building and corrugated tin on the North elevation of the original stable building.

The current outbuilding is used for general storage connected to the main residence.

Permission PL/2023/04186 (June 2024) approved the conversion of the outbuilding into a one-bedroom ancillary accommodation unit, including:

- New openings on the south elevation
- Conservation rooflights
- Solar slates and integrated solar panels on selected roof areas
- Internal conversion with insulated floors and walls
- Relocated access between former stores

Following further structural assessment and heritage review, several amendments are now proposed, addressed under this new application.

2. Proposed Works

This application seeks approval for minor material amendments to the approved scheme (PL/2023/04186), including an updated roof treatment, revised openings, and internal reconfiguration.

Roofing Materials

As set out in the Heritage Statement:

- Larger Range – North (Roadside) Roof Slope: replace deteriorated natural stone tiles with Cardinal artificial stone slates, laid in diminishing courses.

- Larger Range – South Roof Slope: replace machine-made tiles with Cardinal Slates; reduce rooflights from three, on the North elevation, to two and retain both on the southern slope.
- Smaller Range – North & South Roof Slopes: replace corrugated metal sheeting and triple-Roman tiles with natural slate.
- All solar slates and integrated solar panels removed to simplify the material palette.

Revised Openings

- Add a high-level window to the west gable of the larger range (supported by heritage assessment and previously approved on an earlier scheme).
- Retain existing window opening on south elevation of larger range but lower lintel to align with adjacent original opening.

Flue Relocation

- Move the previously approved flue from the ridge to the northern roof slope of the larger range.

Creation of Additional Bedroom

- The proposal now includes the formation of an additional room within the roof space of the larger range

3. Amount and Scale

There is no additional footprint created in this conversion, it is simply converting the existing footprint apart from retaining a store to the West.

4. Layout

The layout of the proposals can be seen on the submitted floor plans and elevations drawings.

5. Materials and Appearance

This has generally been covered in point 2.

6. Structural Report

A structural report is attached separately to this application which confirms that the building is capable of conversion without the need for major reconstruction and also the renovation will have no detrimental affect on the stability or integrity of the building so long as the items covered in the recommendations of the Engineers report are undertaken.