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GASPER FARMHOUSE, STOURTON, WILTSHIRE

DESIGN AND ACCESS STATEMENT



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Partners

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Regulated by RICS



Design and Access Statement

Design and access implications for the proposed works have been considered under the following headings:

1. Use:

The proposal will not change the use of Farmhouse- it will continue its use as a dwelling house.

2. Amount of Development:

The existing footprint of the farmhouse is approximately 167.89 sqm. The modern boiler room located to the south-east of the house, measuring around 2.81 sqm, is to be removed.

Existing window on north-east elevation is to be replaced with a door. All other proposed works are internal.

3. Layout:

The proposed works involve alterations to the internal layout of the farmhouse. At ground-floor level, the proposal introduces a new accessible WC and a staircase providing direct access to the master bedroom above.

On the first floor, the reconfiguration of bedrooms and bathrooms is intended to optimise space and enhance overall functionality.

On Attic floor, there is introduction of ensuite. The new partition will be carefully positioned on the west side of existing truss, keeping the truss exposed to retain the character of attic space. Please refer to the Proposed drawings and Justification and Heritage Impact Statement for more information.

4. Scale:

The proposed works will have no impact on the scale of farmhouse

5. Landscape:

6. The proposed works will not alter the existing landscape.

7. Appearance:

The south-west and north-west elevations of the building remains unaffected by the proposals.

However, by removal of modern boiler room on south-east elevation will reinstating the original external wall. The south-east elevation will be visually and materially returned to its pre-1990s appearance.

Replacement of the existing window in the circa 1995 north-east(rear) elevation with a door will have some visual impact, but this is not felt to significantly impact the overall character of the farmhouse. Please refer to the Proposed drawings and Justification and Heritage Impact Statement for more information.

8. Access:

Access to the property is unaffected by the proposals.

